Davidson County DEEDWARR
Recvd: 11/08/16 08:15 3 pgs
Fees:18.00 Taxes:592.00
20161108-0117973

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Anne Coverdale
Affiant

Subscribed and sworn to before me, this 4th day of November, 2016.

Notary Public

My commission expires: 12-29-19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anne Coverdale	**U.S. Bank Home Mortgage**	**05303018800**
1300 Clarke Street	7601 Penn Ave S,	
Old Hickory, TN 37138	Ste A1 Richfield MN 55423	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Pensco Trust Company, Custodian FBO William J Venable IRA Pensco Acct #70002649

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne Coverdale, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 201, Village of Old Hickory, Section "B", as shown on plat of record in Plat Book 1424, page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pensco Trust Company, Custodian FBO William J Venable IRA Pensco Acct #70002649, from John P. Saturley Jr., a married man, joined by his wife, Angela Saturley, by Warranty Deed dated June 17, 2011 of record in Instrument No. 20110628-0049335, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1300 Clarke Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of November, 2016.

Pensco Trust Company FBO William J Venable

By: _____ PENSCO Trust Company
By: Douglas Leister
Its: Authorized Signer Its: Authorized Signatory

STATE OF Colorado
COUNTY OF Denver

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared _____ whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is Authorized Signer of Pensco Trust Company and that he is authorized by Pensco Trust Company to execute this instrument on its behalf by his/her/their self as such Authorized Signer.

Witness my hand, at office, this 2nd day of November, 2016.

JESSICA THEISEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134007748
MY COMMISSION EXPIRES FEBRUARY 8, 2017

_____
Notary Public

My Commission Expires: 2.8.17

Witness my/our hand(s) this _____ day of November, 2016.

Read and Approved by:

_____
William J Venable

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

