BILL GARRETT, Davidson County
Trans:T20160098912 DEEDWARR
Recvd: 11/08/16 13:13 2 pgs
Fees:13.00 Taxes:888.00
20161108-0118248

WARRANTY DEED

THOMAS-H16377

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 4th DAY OF November, 2016

Notary Public

(Affix Seal)

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Heidi Thomas and Derrin Thomas, wife and husband	~~NEW OWNER'S~~ State Farm Bank, F.S.B.	025.07-0-032.00
406 Rosehill Court	111 Corporate Office Dr., Ste 300	
Goodlettsville, TN 37072	Earth City, MO 63045-1506	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SHARON B. DORTCH AND JENNINE G. COSS, AS JOINT TENANTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HEIDI THOMAS AND DERRIN THOMAS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Ranchwood Estates, Section Three, of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon B. Dortch and Jennine G. Coss, as joint tenants with right of survivorship by Deed from Sharon B. Dortch of record in Inst # 20060925-0118298 recorded 09/25/2006, Register's Office for Davidson County, Tennessee.

Jennine G. Coss n/k/a Jennine Dortch Emert and married to Louis David Emert, Jr.

( ) unimproved
This is (X) improved property known as 406 Rosehill Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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 GRANTEE, 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 4th day of November, 2016 :

Sharon B. Dortch

Jennine G. Coss n/k/a Jennine Dortch Emert

Louis David Emert, Jr. signing to convey any and all marital rights

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named SHARON B. DORTCH AND JENNINE G. COSS AND LOUIS DAVID EMERT, JR, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 4th day of November, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019