Davidson County DEEDWARR
Recvd: 02/01/17 14:29 2 pgs
Fees:13.00 Taxes:376.65
20170201-0010839

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,796.00

Karyn Christian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2017

Shelly M Smith
Notary Public

MY COMMISSION EXPIRES: 04-24-2018
(AFFIX SEAL)

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David Dice and Teresa Lokey	Stearns Lending, LLC	051 12 0 097.00
(NAME)	(NAME)	
413 Beech Ave	4 Hutton Centre Drive, 10th Floor	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Santa Ana, CA 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred One Thousand Seven Hundred Ninety-Six And No/100 Dollars ($101,796.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rebecca Florence Dubose,** * **an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Dice and Teresa Lokey, husband and wife**, 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: *AKA Rebecca F. DuBose

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Montague Park, as of record in Plat Book 421, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rebecca Florence DuBose, unmarried by Warranty Deed from Gary Sadker and Jane Sadker n/k/a Jane C. Cates, both unmarried dated September 7, 2000 and recorded September 8, 2000 as Instrument No. 200009080089343, in said Register's Office for Davidson County, Tennessee. The said Rebecca Florence DuBose and Rebecca F. DuBose are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 413 Beech Ave, Madison, TN 37115

File Number: MTJ-168258FC

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, has a good right to convey it and 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 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 our hands this 30th day of January 2017

Rebecca F. Dubose

Rebecca Florence Dubose
AKA Rebecca F Dubose

STATE OF VERMONT

COUNTY OF Bennington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rebecca Florence Dubose, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

x AKA Rebecca F Dubose

Witness my hand and official seal, this the 30 of January, 2017.

Heidi Sweet

Notary Public

My Commission Expires: 2-10-2019

(SEAL) HEIDI SWEET NOTARY PUBLIC VERMONT

True Copy Certification

I Shelly M. Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M Smith

Shelly M Smith

State of Tennessee/County of Willamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger

Rebecca Kroger Commission Expires 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES FEB 2020

File Number: MTJ-168258FC