WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/17 15:36 3 pgs
Fees:18.00 Taxes:813.63
20170216-0016316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/10/2019
(AFFIX SEAL)

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).
Lauren M. Tallon	Flagstar Bank, FSB	087 05 0A 129.00
(NAME)	(NAME)	
4051 Farmingham Woods Drive	5151 Corporate Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Troy MI 48098-2639	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($219,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David M. Sappington and JoAnn Lagace, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lauren M. Tallon, 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 No. 157 on the Plan of Farmingham Woods, Phase III, of record in Book 7900, Page 173 and Book 7900, Page 554, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David M. Sappington and Joann Lagace, husband and wife by Warranty Deed from James Rodney Ransom, unmarried dated October 17, 2014 and recorded October 21, 2014 as Instrument No. 20141021-0097157, in said Register's Office for Davidson County, Tennessee.

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 4051 Farmingham Woods Drive, Hermitage, TN 37076

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 15 day of February, 2017

David M. Sappington

JoAnn Lagace

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal, this the 15th of February, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-170039SSO

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)

