BILL GARRETT, Davidson County
Trans:T20170032405 DEEDWARR
Recvd: 04/18/17 11:07 2 pgs
Fees:13.00 Taxes:425.50
20170418-0037668

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2017.

Notary Public

My commission expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
Notary Stamp
My Commission Expires 07-30-2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dawn Shands	Everett Financial, Inc D/B/A Supreme Lending	033-16-0-242.00
202 Slayton Drive	14801 Quorum Drive, Ste. 300	
Madison, TN 37115	Dallas, TX 75254	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert Mark Josef

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dawn S. Shands, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 72-B on the Plan of Zone Lot Division, Lots 72, 73, 87, & 88, Section I, Primrose Meadows of record in Plat Book 5800, Page 311, amending Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Margaret Myres, unmarried by Warranty deed from Eric C. Wakefield of record in Instrument No. 20021002-0120295 Register's Office for Davidson County, Tennessee, dated September 13, 2002 and recorded on October 2, 2002. The said Margaret Myres married Robert Mark Josef, becoming Margaret Josef. Margaret Jane (Peggy) Josef b/s/p/a Margaret Myers died testate on or about November 17, 2016, and under the terms of her will, which will appears of record in the Clerk & Master Office for Davidson County, Tennessee, Case 17 CV 6002, she devised subject premises to her husband to Robert Mark Josef.

Being also known as 202 Slayton Drive Madison, Tennessee 37115.

This is X improved ☐ unimproved property known as **202 Slayton Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of April, 2017.

Robert Mark Josef

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert Mark Josef, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of April, 2017.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 617059