BILL GARRETT, Davidson County
Trans:T20170046888 DEEDWARR
Recvd: 06/02/17 11:27 2 pgs
Fees:13.00 Taxes:506.90
20170602-0055068

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey Jett	First National Bank of Middle Tennessee	135-16-0B-022.00-CO
(NAME)	(NAME)	
444 Flintlock Ct.	1608 Williams Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Edward A. Sloan Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lindsey Jett, an unmarried 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 Unit No. 22 on the Plan of Woodridge at Nashboro Village of record in Plat at Instrument No. 20021120-0143949, 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 Edward A. Sloan, Jr., a single man by Warranty Deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20050727-0087541, Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 27, 2005. (Value of consideration shown in aforementioned deed $110,693.00)

unimproved ☐

This is improved ☑ property, known as 444 Flintlock Ct., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hands this 31st day of May, 2017.

Edward A. Sloan Jr.

State of Tennessee
County of Sumner

Personally appeared before me Edward A. Sloan Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2017.

Notary Public
My Commission Expires: _____

File No.: 173190

