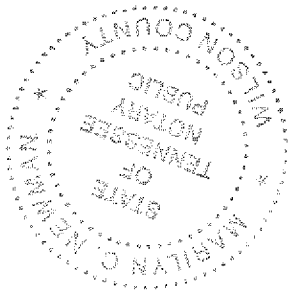
Davidson County DEEDWARR
Recvd: 07/27/17 15:01 3 pgs
Fees:18.00 Taxes:1098.90
20170727-0076358

WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Jean Ackema	Peoples Home Equity	007 15 0 038.00
(NAME)	(NAME)	
2049 Graceland Dr.	170 N. Seven Oaks Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Knoxville, TN 37922	
(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, We, **Patrick Postiglione and Margaret Postiglione, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Deborah Jean Ackema, 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 Lot No. 100 on the Pan of Grizzard Manor, Section Five, of record in Book 4675, Pages 163 and 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Patrick Postiglione and wife, Margaret Postiglione by Warranty Deed from Daniel L. Sarver and wife, Carol L. Sarver, dated March 27, 1987 and recorded March 31, 1987 in Book 7186, Page 41, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the 2017 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to the plan of record in Book 4675, pages 163 and 164, said Register's Office.

Subject to Restrictive Covenants of record in Book 4875, page 228, said Register's Office.

Subject to a Sewage Pump System Easement of record in Instrument No. 20021028-0131692, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2049 Graceland Dr., Goodlettsville, TN 37072
(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 25th day of July, 2017.

Patrick Postiglione

Margaret Postiglione

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 Patrick Postiglione and Margaret Postiglione, 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 purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2017.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

File No.: 20171611

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

