(2)

BILL GARRETT, Davidson County
Trans:T20170068903 DEEDWARR
Recvd: 08/09/17 12:36 2 pgs
Fees:13.00 Taxes:1039.70
20170809-0081630



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$281,000.00~~

Affiant

Subscribed and sworn to before me, this 7th day of August, 2017.

Notary Public

My commission expires:
03-08-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Susan Camille Landfield **Jacob Christian Landfield**	Primary Residential Mortgage	**04415022300**
905 Clarke Street	1480 North 2200 West	
Old Hickory, TN 37138	Salt Lake City,UT 84116	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Anthony Facello and Mary Catherine Cooper and Jill Weida

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Camille Landfield and Jacob Christian Landfield, wife and husband

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. 197, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 197 fronts 55.7 feet on the Easterly side of Clark Street and extends back 88 feet on the Northerly line and 88.2 feet on the Southerly line to a Westerly line of Lot No. 192 and 192, measuring 55.6 feet thereon.

Being the same property conveyed to Anthony Facello and Mary Catherine Cooper and Jill Weida, by Warranty Deed from Donna Traughber Kiber and Ronald Traughber, dated January 9, 2017, of record in Instrument No. 20170110-0003001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 1424, page 68, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 905 Clarke Street, Old Hickory, TN 37138.

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 in 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 hand(s) this 7th day of August, 2017.

Anthony Facello by Jill Weida, Attorny in fact
Anthony Facello by Jill Weida as attorney in fact

Mary Catherine Cooper by Jill Weida, Attorny in fact
Mary Catherine Cooper by Jill Weida as attorney in fact

Jill Weida

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jill Weida, the within named Grantor(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.

Witness my hand, at office, this 7th day of AUGUST, 2017.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 11-30-2020

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jill Weida, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Anthony Facello and Mary Catherine Cooper, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book *, Page _____, in said Register's Office.

Witness my hand, at office, this 7th day of AUGUST, 2017.

* 20170809-0081629

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 11-30-2020