Bill Garrett Davidson County
Batch# 21544 DEEDWARR
11/02/2017 03:04:51 PM 2 pgs
Fees: $13.00 Taxes: $388.50
20171102-0112735

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brian Sain
248 Delvin Drive
Antioch, TN 37013

SEND TAX BILL TO:
CMG Mortgage Inc.
3160 Crow Canyon Rd. Ste 400
San Ramon, CA 94583

MAP/PARCEL 162-06-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karl Vernon Locke, as devisee of the Estate of James Carlos Locke, Jr., hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Brian Sain and Tonya Sain, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Fair Oaks Subdivision, Section One of record in Plat Book 4175, Page 43, 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 James C. Locke and wife, M. Vernona Locke by Warranty deed from Jones Homes, Inc., a Tennessee Corporation of record in Book 4555, page 921, Register's Office for Davidson County, Tennessee, dated November 19, 1971 and recorded on November 24, 1971.

M Vernon Locke having pre-deceased James C. Locke a/k/a James Carlos Locke, Jr. who died July 31, 2016. The Estate of James Carlos Locke, Jr .being administered through Davidson County Probate Court, Docket No, 17P931. By Will of James Carlos Locke, the subject property was devised to his son, Karl Vernon Locke.

This is improved property known as: **248 Delvin Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, 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. Possession to be given 22 day of October, 2017.

WITNESS MY HAND on this the 22 day of October, 2017

Estate of James Carlos Locke, Jr.

Karl Vernon Locke Devisee

By: Karl Vernon Locke, Devisee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Karl Vernon Locke,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22 day of October, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 4/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

Jon Shoulders

AFFIANT

Subscribed and sworn to before me this the 22 day of October, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No. 17046