Bill Garrett Davidson County
Batch# 26199 DEEDWARR
11/16/2017 08:41:23 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20171116-0117623

Return to:
Southern Land Title & Escrow, Inc.
P O BOX 217
Nolensville, TN 37135

#1527

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Cory Sensabaugh	(NEW OWNER)	Map 034-14-0-
P O Box 1361		Parcel 059.00
Murfreesboro, TN 37128		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Donald David Carney, unmarried and Dena L. Carney, unmarried,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Cory Sensabaugh, unmarried,** (The "Grantee"), his heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No, 44, on the Plan of Stanley Heights Subdivision, of record in Plat Book 3300, page 74, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald David Carney and Dena L. Carney, tenants in common by warranty deed dated August 15, 2008 from The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20080820-0085408, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2018 Taxes, not yet due and payable.**
2. **Restrictions of record in Book 3405, page 286, said Register's Office.**
3. **Easement for Telecommunications Cable Systems and Right-of-Way for Railroad of record in Instrument No. 20120228-0017172, said Register's Office.**
4. **Any and all matters appearing on the plan of record in Plat Book 3300, page 74, said Register's Office.**

This is improved property commonly known as **1418 Bain Drive, Madison, TN 37115.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this
9 day of November, 2017.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, hiss heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has caused this Deed to be executed this 9 day of November, 2017.

DONALD DAVID CARNEY

DENA L. CARNEY

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD DAVID CARNEY AND DENA L. CARNEY** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 9 day of November, 2017.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY