WARRANTY DEED

Bill Garrett Davidson County
Batch# 48931 DEEDWARR
01/18/2018 01:59:55 PM 2 pgs
Fees: $13.00 Taxes: $1,137.75
20180118-0005390

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/20/18

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO(S).:
John Sheets and Maria Belem Sheets	CMG Mortgage, Inc.	87 SE 14
(NAME)	(NAME)	
4509 Raccoon Trail	3160 Crow Canyon Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20173192

For and 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 acknowledged, **WE, JONATHAN SALSBURY AND EVA SALSBURY, HUSBAND AND WIFE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JOHN SHEETS AND MARIA BELEM SHEETS, HUSBAND AND WIFE**, 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. 96 on the Plan of New Hope Meadows, Phase II, of record in Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan Salsbury and Eva Salsbury, husband and wife, by Warranty Deed from Kerry D. Oliver and Mary S. Oliver, husband and wife, dated August 31, 2016 and filed of record in Instrument No. 20160901-0091971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6900, page 724, Register's Office for said County; (b) Restrictions of record in Book 7557, page 377, amended in Book 7567, page 103, Book 7934, page 796 and Instrument No. 20030106-0001976, said Register's Office; (c) By-Laws of record in Book 7557, page 356, re-recorded in Book 7567, page 106, as amended in Instrument No. 20030106-0001977, said Register's Office; and (d) Easements for Sanitary Sewers and/or Storm Drainage of record in Book 7079, page 196, re-recorded in Book 7083, page 435, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 4509 Raccoon Trail, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of January, 2018

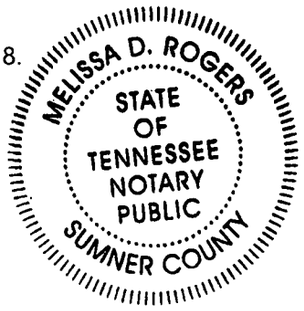
Jonathan Salsbury

Eva Salsbury

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jonathan Salsbury and Eva Salsbury, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of January, 2018.



Notary Public
My Commission Expires: 3/23/21