Bill Garrett Davidson County
Batch# 74695 DEEDWARR
03/29/2018 12:18:19 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20180329-0029454

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roger D. & Stephanie N. Sahm 3928 Ivy Dr. Nashville, TN 37216	JPMorgan Chase 3415 Vision Dr. Columbus, OH 43219	073010-215.00

THIS INDENTURE, made this 28th day of March, 2018 between

Barbara Jean Mars, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Roger D. Sahm and Stephanie N. Sahm, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of Sections Three and Four, Moss Rose Heights, of record in Book 1835, Page 103, Register's Office for said County. Said Lot No. 80 fronts 90.0 feet on the northeasterly margin of Ivy Drive and extends back 163.95 feet on the northwesterly line and 175.25 feet on the southeasterly line to a broken line in the rear, measuring 106.77 feet thereon.

Being the same property conveyed to Barbara Jean Mars by Quitclaim Deed dated 8/8/96 from David Steven Mars in consideration of the terms of the Marital Dissolution Agreement in settlement of our divorce action filed in the Fourth Civil District Court of Davidson County, Tennessee, Docket No. 95-D-87, of record in Book 10279, Page 540, and by Warranty Deed from Elliot M. Cathey , III, and wife, Alice J. Cathey dated 7-23-79 of record in Book 5469, Page 823, said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3928 Ivy Dr., Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Barbara Jean Mars

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara Jean Mars, 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 and official seal at office in Goodlettsville, Tennessee on this the 28th day of March, 2018.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $285,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of March, 2018.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County