WARRANTY DEED

Bill Garrett Davidson County
Batch# 75122 DEEDWARR
04/02/2018 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $884.30
20180402-0029909

MST 2018-0302

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Intile	First Community Mortgage	181-02-0B-035.00-CO
(NAME) 8922 Sunnyfield Way	(NAME) 262 Robert Rose Drive Suite 101	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Caleb Abbott and Junebetty Abbott, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Intile and Kathy L. Intile, 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. 35 on the Plan of Sugar Valley Place, Section Three of record in Plat at Instrument No. 20140807-0071357, 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 Caleb Abbott and Junebetty Abbott, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150903-0090077 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 03, 2015 and Scrivener' s Affidavit Recorded in October 29, 2015 in Instrument No. 20151029-0110276.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20140807-0071357, Register's Office of Davidson County, Tennessee. Right of Way Easement of record in Book 2203, Page 579, in the Register's Office for Davidson County, Tennessee. General Warranty Deed executed by Golf Interstate Gas Company to the Gulf Interstate Gas Company to the Columbia Gas Systems, Inc., record in Book 2875, Page 299, Register's Office for Davidson County, Tennessee.

This property, known as 8922 Sunnyfield Way, Nashville, TN 37211
(House Number) (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 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 is 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 09 DAY OF March, 2018.

Caleb Abbott

Junebetty Abbott

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caleb Abbott and Junebetty Abbott, with whom I am personally acquainted (or provided 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 and official seal, this the 09 day of March, 2018.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY