Bill Garrett Davidson County
Batch# 87036 DEEDWARR
05/01/2018 10:59:00 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180501-0041000

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

ADDRESS NEW OWNER:
Abbey Marie Sawl
310 Bonnacroft Dr.
Hermitage, TN 37076

SEND TAX BILL TO:
First Community Mortgage
262 Robert Rose Dr., Ste. 101
Murfreesboro, TN 37129

MAP/PARCEL 07513018900

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, **Marlys Lou Caquelin, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Abbey Marie Sawl, unmarried, 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:

Being Lot 87, HERMITAGE HILLS Subdivision, as shown on plat of record in Plat Book 2900, Page 48 & 49, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jimmie Dale Caquelin and Marlys Lou Caquelin, husband and wife, from Joan L. Parker, unmarried, by Warranty Deed of record in Instrument No. 20151103-0111972, in the Register's Office of Davidson County, Tennessee. Jimmie Dale Caquelin, having since passed away on March 27, 2018. Jimmie Dale Caquelin having since died on March 27, 2018 leaving Marlys Lou Caquelin as surviving tenant by the entirety.

See attached Exhibit "A" which is considered part of this deed of conveyance.

This is improved property known as: **310 Bonnacroft Dr., Hermitage, Tennessee 37076.**

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, her 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, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given ~~27~~th day of April, 2018.
30th JDP 30th JDP

WITNESS MY HAND on this the ~~27~~th day of April, 2018.

Marlys Caquelin
Marlys Lou Caquelin

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seals at office this ~~27~~th 30 day of April, 2018.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this the ~~27th~~ 30 day of April, 2018.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY