Bill Garrett Davidson County
Batch# 97237 DEEDWARR
05/25/2018 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $636.40
20180525-0050590

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY 2018.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL) KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Haynes	FLAGSTAR BANK, FSB	**81-11-225.00**
(NAME)	(NAME)	
1620 Century Street	5151 CORPORATE DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	TROY, MI 48098	
(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, I, SAGE SERENE, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMANDA M. HAYNES, UNMARRIED, 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 the westerly 50 feet of Lot No. 363 on the Plan of D.T. McGavock and Other's Addition to the Plan of McGavock, Wetmore and Others' Plan of Lots in the 2nd Addition of Nashville, called the Town of McGavock of record in Plat Book 21, page 41, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the northerly side of Century Street, formerly Short Street and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to Caleb Brown, an unmarried man and Donisha Simonton, a married woman, as tenants in common with rights of survivorship, by Warranty Deed from Aeguitas II, a Tennessee limited liability company, executed January 18, 2017, and recorded February 1, 2017, of record in Instrument Number 20170201-0010651 and corrected by Scrivener's Affidavit of record in Instrument Number 20180425-0039077, Register's Office for Davidson County, Tennessee. The said Caleb Brown is now legally known as Sage Serene as ordered, adjudged and decreed by Order of Name Change, No. 18P367, filed March 14, 2018 in the Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property conveyed to Sage Serene by Quitclaim Deed from Donisha Simonton, a married woman, dated April 24, 2018 and filed for record as Instrument Number 20180425-0039124, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1620 Century Street** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37208** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Plat Book 21, page 41, said Register's Office.

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 hand this 23rd day of May 2018.

Sage Serene

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Sage Serene, formerly known as Caleb Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of May 2018.

Commission expires: May 3, 2020

Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 herewith 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

