Warranty Deed

Karen Johnson Davidson County
Batch# 257800 DEEDWARR
07/17/2019 08:11:08 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20190717-0069646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019.

Notary Public

My commission expires:

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob L. Sumruld Deborah D. Sumruld	Navy Federal Credit Union	004-00-0-185.000
8121 Lain Hollow Road	820 Follin Lane	
Joelton, TN 37080	Vienna, VA 22180	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CORDELL LEE ANGLEA AND WIFE, MICHELLE DEEANNE ANGLEA**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB L. SUMRULD, AN UNMARRIED MAN AND DEBORAH D. SUMRULD, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Tract No. 4 on the Plan of Anglea's Five Lot Subdivision of record in Plat Book 8250, Page 193, 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 a portion of the same property conveyed to Cordell H. Anglea by Warranty deed from James M. Anglea, and wife Dorothy M. Anglea of record in Book 4961, page 221 Register's Office for Davidson County , Tennessee, dated July 30, 1975 and recorded on October 14, 1975.

Being the same property conveyed to Cordell H. Anglea, Jean Mount Anglea, and Cordell Lee Anglea, as joint tenants with survivorship by Quitclaim deed from Cordell H. Anglea and wife, Jean Mount Anglea of record in Instrument No. 20040601-0063741 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 01, 2004.

Being the same property conveyed to Cordell Lee Anglea and wife, Michelle DeeAnne Anglea, as tenants by the entirety by Quitclaim deed from Cordell H. Anglea and wife, Jean Mount Anglea, and Cordell Lee Anglea of record in Instrument No. 20120323-0025107 Register's Office for Davidson County, Tennessee, dated March 23, 2012 and recorded on March 23, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8127 Lain Hollow Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of July, 2019.

Cordell Lee Anglea

Michelle Deeanne Anglea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cordell Lee Anglea and Michelle Deeanne Anglea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of ~~July~~, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021