Record And Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

WARRANTY DEED

Karen Johnson Davidson County
Batch# 258563 DEEDWARR
07/18/2019 11:02:38 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190718-0070401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210.000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12 DAY OF JULY 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP.

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5921H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lifestyle Home Builders, Inc., a Tennessee corporation	New	091-06-0-069.00
808 Harpeth Trace PL	Owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROGER DALE SARTAIN AND WIFE, GLORIA SARTAIN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTEE(S), 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. 26 on the Plan of West Park of record in Plat Book 2331, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 49.91 feet on the Southeasterly side of Marilyn Road and runs back 150 feet to a dead line, measuring 49.3 feet thereon.

Being the same property conveyed to Roger Dale Sartain and wife, Gloria F. Sartain by Warranty deed from Floyd W. Hazel and wife, Patsy E. Hazel of record in Book 5088, page 697, Register's Office for Davidson County, Tennessee, dated November 17, 1976 and recorded on November 17, 1976.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 903 Marilyn Rd., Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 12TH day of July, 2019.

Roger Dale Sartain

Roger Dale Sartain

Gloria Sartain

Gloria Sartain

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, ROGER DALE SARTAIN AND GLORIA SARTAIN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of July, 2019.

Sondra Brown

Notary Public

My Commission Expires: 3/3/2020

Sondra Brown
State of Tennessee Notary Public
Davidson County

File #: 19-5921H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027