WARRANTY DEED

Karen Johnson
Batch# 265325
08/01/2019 03:26:38 PM
Fees: $13.00 Taxes: $784.40

Davidson County
DEEDWARR
2 pgs

20190801-0076231

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

State of Tennessee
County of ~~Sumner~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sadie Shane	AMERIS BANK MORTGAGE	041-06-0-021.00
(NAME)	(NAME)	
	3 CORPORATE SQ, 7TH FLOOR	
(ADDRESS)	(ADDRESS)	
	ATLANTA, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sara Hissner, a single woman, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sadie Shane, a married woman,** 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. 483 on the Plan of Bellshire Estates, Section B, as of record in Book 2331, Page 128, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of said lot.

BEING the same property conveyed to Sara Hissner, a single woman, by Warranty Deed from Lori A. Smiley, unmarried, dated 5/22/15 and recorded 5/26/15 in Instrument Number 20150526-0048325, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4017 Ridgemont Dr., Nashville, TN 37207

(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 hands this 30th day of July, 2019.

Sara Hissner

State of Tennessee
County of Sumner

Personally appeared before me Sara Hissner, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2019.

Notary Public Patti Robitaille
My Commission Expires: 3/1/2023

File No.: 20192139

