RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912411

Karen Johnson Davidson County
Batch# 276909 DEEDWARR
08/27/2019 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,086.69
20190827-0086332

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (DP)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,700.00.

Katherine Washam
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ 27th day of August, 2019.

Deb Paulsson
NOTARY PUBLIC

My commission expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm. Exp. November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Lynette Byner 749 Westcott Lane Nolensville, TN 37135	T2 Financial LLC DBA/Revolution Mortgage 480 Olde Worthington Road Suite 300 Westerville, OH 43082	187-05-0A-145CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Three Thousand Seven Hundred and 00/100 Dollars ($293,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WALTER J. JACQUES AND BRENDA J. JACQUES**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SANDRA LYNETTE BYNER, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 145, as shown on the Final Plat of Burkitt Springs, Phase 2, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Walter J. Jacques and Brenda J. Jacques, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 3/4/16 and recorded 3/8/16 in Instrument No. 20160308-0022142, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of August, 2019.

WALTER J. JACQUES

BRENDA J. JACQUES

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Walter J Jacques and Brenda J Jacques, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of August, 2019.

Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER