This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5177

Karen Johnson Davidson County
Batch# 297993 DEEDWARR
10/09/2019 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20191009-0103471

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this the 8 day of October, 2019

Notary Public
My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Gabers 612 Nashua Lane Nashville, TN 37209	F & M Bank 10 Cadillac Drive suite 100 Brentwood, TN 37027	091-05-0-215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roger Dale Sartain and Gloria Faye Sartain, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah Gabers, unmarried woman**, hereinafter called the Grantee, her 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 all of Lot No. 10, Section 2, Mosswood Heights, according to survey and plat of same appearing of record in Book 4175, page 155; as amended in Book 4549, page 974, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maggie Irene Sartain, a widow by Warranty Deed from Darrell W. Reasonover and Diane M. Reasonover, dated October 24, 1986, recorded November 18, 1986, of record in Book 7042, page 993, Register's Office for Davidson County, Tennessee. The said Maggie Irene Sartain having since died testate on May 19, 2019, property passing to Roger Dale Sartain and Gloria Faye Sartain in accordance with the terms of the Last Will and Testament of Maggie Irene Sartain, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 19P-993.

This is improved property located at: **612 Nashua Lane, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 20__ a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of September, 2019.

GRANTOR:

Roger Dale Sartain

Roger Dale Sartain

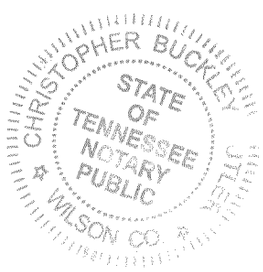
Gloria Faye Sartain

Gloria Faye Sartain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger Dale Sartain and Gloria Faye Sartain, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of September, 2019.



Notary Public
My Commission expires: 9-20-21

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

