Karen Johnson Davidson County
Batch# 328532 DEEDWARR
12/12/2019 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20191212-0127998

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ19-0402

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tevin D. Fregene 252 Warrior Road Madison, TN 37115	HomeBridge Financial Services, Inc. DBA Real Estate Mortgage Network ISAOA/ATIMA 194 Wood Avenue South 9th Floor Iselin, NJ 08830	043-15-0-258.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Barbara Jean Sadler and Darrell Eugene Sadler, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tevin D. Fregene, an unmarried man

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. 128 on the Plan of Section 2, Arrowhead Estates of record in Plat Book 5050, Page 83, 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 the same property conveyed to Barbara Horton, unmarried by Warranty deed from Jimmie L. Plummer and wife Debbie Plummer of record in Instrument No. 20060809-0098234 Register's Office for Davidson County, Tennessee, dated August 07, 2006 and recorded on August 09, 2006.
Barbara Horton by virtue of marriage, now known as Barbara Sadler

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 252 Warrior Road, Madison, TN 37115

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

Dated this the 9th day of December, 2019.

Barbara Jean Sadler

Darrell Eugene Sadler

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Jean Sadler and Darrell Eugene Sadler** 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 official seal at ~~Mt. Juliet~~, Tennessee this 9th day of December, 2019.
Nashville

Notary Public
My Commission Expires: 2/28/23

(Notary Seal)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, **Jennifer L. Pennell**, 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 Dickson

Personally appeared before me, **Rebecca D. Pierce**, a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020