Karen Johnson Davidson County
Batch# 352977 DEEDWARR
02/04/2020 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20200204-0012836

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0878

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ DAVIDSON
CWC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Julie Baity
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of January, 2020

Carmen Coats
Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Michael Mailander and Tad Michael Mailander 1121 Peter Pan Street Madison, TN 37115	Gardner Financial Services, LTD 730 Cool Springs Blvd. Ste 110 Franklin, TN 37067	052-09-0-064.00

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,

Janie Wiggins O'Saile, married

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

John Michael Mailander, a single man and Tad Michael Mailander, a married 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. 4 on the Plan of Subdivision of Lot Nos. 20, 21, 24 and 25, Montague Subdivision of record in Book 843, Page 79, 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 fronts 94 feet along Peter Pan Street, extends back 125 feet along the Easterly line and 125 feet along the Westerly line to a dead line in the rear measuring 94 feet.

Being the same property conveyed to Janie Wiggins Osaile, as sole and undivided property by Tennessee Quitclaim Deed from Margaret A. Wiggins of record in Instrument No. 20130115-0004901, Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on January 15, 2013.

Rickey O'Saile, spouse of Janie Wiggins O'Saile, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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: 1121 Peter Pan Street, 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 31st day of January, 2020.

Janie Wiggins O'Saile

Rickey O'Saile

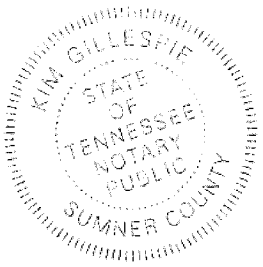
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janie Wiggins O'Saile and Rickey O'Saile** 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 Hendersonville, Tennessee this 31st day of January, 2020.

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)



True Copy Certification

I, **Angie Lawless**, 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 TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022