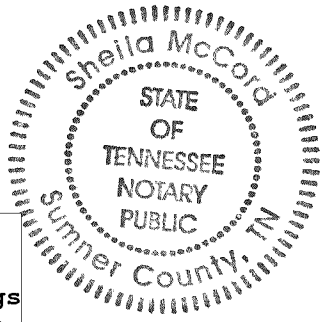
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/1/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 788811 DEEDWARR
01/12/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220112-0004522

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Gaines	CMG Mortgage Inc	098 05 0 009.00
(NAME)	(NAME)	
6037 Port Jamaica Drive	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Jon T. Sain and Lisa A. Bullington, Heirs-at-Law, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Robert Gaines and Cori B. Gaines, husband and wife, and and Lisa A. Bullington, an unmarried woman, hereinafter called the GRANTEE(S), his/her/their 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. 140 on the Plan of Lake Park, Section 3, of record in Book 4660, Page 90, said Register's Office, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James Donald Sain and wife, Patricia Y. Sain by Warranty Deed from Gail Pigg, Trustee, dated 11/19/1976 and recorded 12/06/1976, of record in Book 5093, Page 952, Register's Office for Davidson County, Tennessee. The said James Donald Sain died on 06/19/1998, leaving the said Patricia Y. Sain the sole surviving tenant by the entirety. The said Patricia Y. Sain died intestate on 03/25/2021, vesting property to Jon T. Sain and Lisa A. Bullington as her sole heirs at law as evidenced in Affidavit of Heirship being filed at Instrument Number 202201120004520, and Instrument Number 202201120004521, said Register's Office.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4660, Page 90, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4787, Page 510, Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association, Inc., of record in Book 4669, Page 746, and Book 9949, Page 538, Register's Office for Davidson County, Tennessee.

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, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6037 Port Jamaica Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of December, 2021.

Jon T. Sain

Lisa A. Bullington

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon T. Sain and Lisa A. Bullington, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of December, 2021.

Notary Public:
My Commission Expires: 3-8-25

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-30-21.

Tracey Trumphour
Affiant
Date: 12-30-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY