WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-43	Jeff Sadler Joan Morrow	Guaranty Mortgage Co. P. O. Box 786 Brentwood, TN. 37027
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 31139-2
9D-06340	7937 Sawyer Brown Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees hrein to pay, the principal balance now due, plus future interest on a certain note dated July 14, 1976, in the original principal sum of $29,400.00, payable to First American National Bank, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Charles A. Petre, Jr., and wife, to Drew E. Gilbert and Thomas M. French, Trustee, as of record in Book 5406, page 312,

CHARLES A. PETRE, JR., and wife, PATSY G. PETRE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JEFF SADLER and JOAN MORROW

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30.

Said Lot No. 21 fronts 75 feet on the northwesterly side of Sawyer Brown Road and runs back between lines, 120.5 feet on the northeasterly line and 145.7 feet on the southwesterly line to a line in the rear on which it measures 82.02 feet.

Being the same property conveyed to Charles A. Petre, Jr., and wife, Patsy G. Petre, by deed from David Scott Gaddis and wife, Barbara S. Gaddis, as of record in Book 5046, page 310.

This conveyance is made subject to restrictions of record in Book 4265, page 777 and Book 4379, page 833.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1980 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of September, 19 80

Charles A. Petre, Jr.

Patsy G. Petre

Charles A. Petre, Jr.

Patsy G. Petre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5648 PAGE 240

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Charles A. Petre, Jr., and wife, Patsy G. Petre

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 3 day of September, 1980.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,359.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 1980

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM CHARLES A. PETRE, JR., AND WIFE

TO JEFF SADLER AND JOAN MORROW

G 0 6 6 1 0

IDENTIF. REFERENCE

SEP 8 2 49 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5648 PAGE 241

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43359.07-	CO
			112.84	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 119.34-
			0802A09/08/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0661.0

IDENTIF. REFERENCE

SEP 8 2 49 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 778716