# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Ronald. L. Sadler** | **SAME** | **Part of Map 51-15** |
| (NAME) | (NAME) | **Parcel 25** |
| **P.O. Box 160154** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **William H. Dorris and Robert B. Huffine**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald L. Sadler**, 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. 7 on the Plan of Walton Oaks Subdivision, Section 1, of record as Instrument No. 20011026-0117176 and re-recorded as Instrument No. 20011206-0134230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to William H. Dorris and Robert B. Huffine by deed from Albert D. Panter and wife, Dorthy M. Panter of record as Instrument No. 2000041-0035853, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20011026-0117176, said Register's Office; and (c ) Restrictive covenants contained as Instrument No. 20010927-0104591, said Register's Office.

unimproved ☒
This is improved ☐ property, known as Lot 7, Walton Oaks, Madison, TN 37115
(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 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. 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.

Witness our hands this 7th day of December, 2001.

William H. Dorris

Robert B. Huffine

Davidson County DEEDWARR
Recvd: 12/13/01 14:39 2pgs
Fees:13.00 Taxes:93.43

20011213-0137901

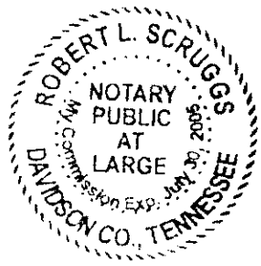
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, William H. Dorris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 7th day of December, 2001.

Commission expires:




Robert L. Scruggs Notary Public

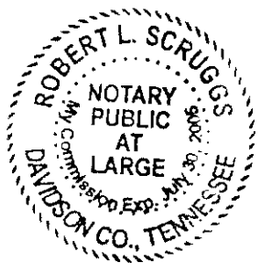
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Robert B. Huffine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 7th day of December, 2001.

Commission expires:




Robert L. Scruggs Notary Public