File No. 280800631

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/08 09:42 2 pg
Fees:13.00 Taxes:159.10
20080821-0085853

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Sadler	SAME AS NEW OWNER	Map 029 Parcel 160.01
(NAME)	(NAME)	
3637 Forte Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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,

Katherine D. Dugger, unmarried

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Ronald L. Sadler and wife, Karen T. Sadler

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fourteenth Civil District of Davidson County, Tennessee, described according to survey made by E. J. Miller, Jr. & Company of Nashville, Tennessee, dated February 20, 1963, and designated thereon as Tract "A", described as follows: Beginning at a point in the centerline of Forte Road, the Southeast corner of this tract and Lankford's Northeast corner; thence leaving said road along Lankford's Easterly line, North 89 degrees West 270.0 feet to an iron pin, the Southwest corner of this tract and a Southeast corner of Alexander; thence along Alexander's line, North 1 degree East 171.0 feet to an iron pin; thence continuing with Alexander, South 89 degrees 10 minutes East 253.0 feet to a point in the centerline of Forte Road; thence along said centerline South 20 degrees 30 minutes East 46.0 feet to a railroad spike, and South 1 degree West 125.0 feet to the point of beginning.

Being the same property conveyed to Viola Cousins by Deed from A. A. Dugger of record in Book 6226, Page 886, dated February 4, 1984 and filed for record on February 6, 1984, Register's Office for Davidson County, Tennessee, in which the Grantor reserved the right of refusal to purchase the property and upon the death of Grantee the property reverted to Allison A. Dugger. Viola D. Cousins is deceased.

Being the same property devised to Larry E. Dugger by The Last Will and Testament of Allison A. Dugger of record in Docket No. 01P1513 and filed for record on September 25, 2001, Probate Office for Davidson County, Tennessee. Larry E. Dugger having since died intestate with Katherine Delma Dugger being his only heir. Petition for Granting Letters of Administration of record in Docket No. 02P-205, Probate Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine D. Dugger, as the sole heir and surviving spouse of Larry Eugene Dugger, deceased, by Executor's Deed from Rickie T. Puckett and Brenda Joyce Puckett, co executors of the Estate of Allison A. Dugger, deceased, of record in Instrument 20020417-0047627, dated April 5, 2002 and filed for record on April 17, 2002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Viola Cousins by Deed from A. A. Dugger of record in Book 6226, Page 886, dated February 4, 1984 and filed for record on February 6, 1984, Register's Office for Davidson County, Tennessee, in which the Grantor reserved the right of refusal to purchase the property and upon the death of Grantee the property reverted to Allison A. Dugger. Viola D. Cousins is deceased.

Being the same property devised to Larry E. Dugger by The Last Will and Testament of Allison A. Dugger of record in Docket No. 01P1513 and filed for record on September 25, 2001, Probate Office for Davidson County, Tennessee. Larry E. Dugger having since died intestate with Katherine Delma Dugger being his only heir. Petition for Granting Letters of Administration of record in Docket No. 02P-205, Probate Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine D. Dugger, as the sole heir and surviving spouse of Larry Eugene Dugger, deceased, by Executor's Deed from Rickie T. Puckett and Brenda Joyce Puckett, co executors of the Estate of Allison A. Dugger, deceased, of record in Instrument 20020417-0047627, dated April 5, 2002 and filed for record on April 17, 2002, 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 ☒ property, known as 3635 Forte Road, Joelton, TN 37080
(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), THEIR heirs and 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), 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 my/our hands this 19th day of August, 2008.

Katherine D. Dugger

Katherine D. Dugger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Katherine D. Dugger, 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 at office this 19th day of August, 2008.

Commission expires: November 7, 2011

Mary Birthright Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

File Number: 280800631
RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072