WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/08 14:06 2 pg
Fees:13.00 Taxes:817.70
20080908-0091891

~~Prepared by~~ & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075
#08-08001 4

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009~~ 7/3/12

(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry H. Sanders	SAME	09801003000
(NAME)	(NAME)	
4063 Lake Parkway		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Cynthia E. Williams-Johnson and husband Billy E. Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry H. Sanders, 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:

BEING Lot No. 15, on the Plan of Section One, Lake Park, of record in Plat Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Cynthia E. Williams-Johnson, by Warranty Deed dated September 30, 2004 from Charlie D. Simms and Peter Reginald Morris of record in Instrument No. 20041004-0119144, Register's Office for Davidson County, Tennessee.

Billy E. Johnson, spouse of Cynthia E. Williams-Johnson, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4063 Lake Parkway, 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 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 my hand this 26th day of August, 2008.

Cynthia E. Williams-Johnson

Billy E. Johnson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia E. Williams-Johnson and Billy E. Johnson, 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 Franklin, Tennessee this 26th day of August, 2008.

Commission expires: November 14, 2009

Notary Public