Davidson County DEEDWARR
Recvd: 10/15/08 14:45 2 pgs
Fees:13.00 Taxes:719.65

20081015-0103931

File No. 80758

WARRANTY DEED

return to:

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

SUMNER COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE JANEL L. ADAMS

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl N. Sasser	New Owner	127-11-0-001.00
(NAME)	(NAME)	
8167 Highway 70 South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, James Aaron Marr and wife, Katherine McArthur Marr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl N. Sasser and husband, Morris W. Sasser, 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. 8 on the plan of Merrymount Acres, Section 1, of record in Plat Book 3700, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James Aaron Marr and wife, Katherine McArthur Marr by deed from James Aaron Marr, dated July 11, 2008 and recorded on July 14, 2008 in Instrument No. 20080714-0072127, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3910, page 809, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8167 Highway 70 South, Nashville, TN 37221

(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.

File No. 80758
Witness our hands this 7th day of October, 2008.

James Aaron Marr

Katherine McArthur Marr by as attorney
By: James Aaron Marr, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Aaron Marr with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Katherine McArthur Marr as her Attorney in Fact as the free act and deed of the within named Katherine McArthur Marr.

Witness my hand and official seal this 7th day of October, 2008.

Commission expires: 2-28-12

Notary Public

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Aaron Marr 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 this 7th day of October, 2008.

Commission expires: 9-19-11

Brenda Shelby

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY