File No. 281000648

WARRANTY DEED

Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/14/08 10:46 2 pgs
Fees:13.00 Taxes:476.93

20081114-0112652

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: . 06/23/10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Bernard	Magna Bank	08612010100
(NAME) 208 N. Saddlestone Court N.	(NAME) PO Box 17257	
(ADDRESS) Hermitage, TN 37076-2975	(ADDRESS) Memphis, TN 38187-0257	
(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, James Sandelin, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tony Bernard, an unmarried man**, hereinafter called the grantee(s), HIS 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 Number 8 on the Plan of Final Plat Rockwood Estates, of record in Instrument Number 20001013-0102078, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Sandelin by deed from Universal Builders, LLC, dated February 26, 2002, recorded March 6, 2002, of record in Instrument No. 20020306-0028297, Register's Office for Davidson County.

Further being the same property conveyed to James Sandelin and Wife, Jennifer C. Sandelin by Quitclaim Deed dated March 28, 2002, recorded April 19, 2002, of record in Instrument No. 20020419-0048814, Register's Office for said County.

Further being the same property conveyed to James Sandelin by Quit Claim Deed from Jennifer C. Sandelin of record in Instrument No. 20060913-0113683 on 09/13/2006 and filed for record on 09/13/2006, Register's Office for DAVIDSON County, Tennessee.

Subject to Restrictions of record in Instrument No. 20010228-0018556, Register's Office for DAVIDSON County, Tennessee

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

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 208 N. Saddlestone Court N., Hermitage, TN 37076-2975
(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), HIS 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), HIS 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 12th day of November, 2008.

James Sandelin

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Sandelin, unmarried 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 12th day of November, 2008.

Commission expires: 11-28-09

Notary Public

File Number: 281000648

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN