BILL GARRETT, Davidson County
Trans:T20090084850 DEEDWARR
Recvd: 12/17/09 08:02 2 pgs
Fees:13.00 Taxes:277.50
20091217-0114651

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2009.

NOTARY PUBLIC

My Commission expires:

MANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael and Theresa Sales	Michael and Theresa Sales	Map: 083-15-0-080 Parcel:
(NAME) 1010 Stafford Court	(NAME) 1010 Stafford Court	Map: Parcel:
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Hendersonville, TN 37075	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ANTONN REVELLE ANDREWS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL SALES AND WIFE, THERESA SALES

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 101, as shown on the map entitled Fortland Park, Section 1, Addition 1, of record in Plat Book 2854, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William F. Andrews and wife, Mary Andrews, by deed from Gary S. Griggs and wife, Donna E. Griggs, of record in Book 4930, page 703, dated July 3, 1975, said Register's Office. Then being further conveyed to William F. Andrews, by Quitclaim Deed form Mary Kathryn Andrews, of record in Book 7797, page 307, dated March 14, 1989, said Register's Office. The said William F. Andrews having since died. Affidavit of Heirship devised the subject property to Antonn Revelle Andrews of record as Instrument No. 20090928-0089784, dated September 26, 2009, said Register's Office.

This conveyance is subject to the following:

1) Matters shown on the Plan of record in Plat Book 2854, page 68, said Register's Office.
2) Possible debts and inheritance taxes against the Estate of William F. Andrews.

This is improved property known as 2807 Huntleigh Drive, Nashville, Tennessee 37206.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 16th day of December, 2009.

Antonn Revelle Andrews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Antonn Revelle Andrews, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 16th of December, 2009.

NOTARY PUBLIC

My Commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013