BILL GARRETT, Davidson County
Trans:T20100022557 DEEDWARR
Recvd: 04/16/10 09:16 2 pgs
Fees:13.00 Taxes:882.45

20100416-0028641

WARRANTY DEED

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-19-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-19-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara B. Wix	NEW OWNER	**128160A007.00**
(NAME)	(NAME)	
7025 Still Spring Hollow Drive	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Robert O. Best, and wife Doris Ann Best**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara B. Wix, and Brandon M. Wix**, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of First Revision Section I-Phase I Still Spring Hollow, as of record in Plat Book 7900, Page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert O. Best, and wife Doris Ann Best by deed dated May 18, 2005 from Gregory G. Blodgett and wife, Jordan D. Haney Blodgett of record in Instrument No. 20050531-0061040, Register's Office for Davidson County, Tennessee.

Robert Best and Robert O. Best are one and the same person.

unimproved ☐

This is improved ☒ property, known as **7025 Still Spring Hollow Drive, 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.

Witness our hands this **9th day of April, 2010.**

Robert O Best by AN y in fact

Robert O. Best
By: Lawrence Lipman as ~~Attorney-in-Fact~~

Doris Ann Best by AN y in fact

Doris Ann Best
By: Lawrence Lipman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Lawrence Lipman** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Robert Best** and **Doris Ann Best** as Attorney-In-Fact, as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 2010.

Commission expires: May 6, 2013

I. Dyke Tatum
I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
Notary Public