LL# 9356-414

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/11 14:50 3 pgs
Fees:18.00 Taxes:266.40
20110428-0032650

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Daniel L. Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2011.

Theresa J. Wiggington
Notary Public

MY COMMISSION EXPIRES: 2.3.2013
(AFFIX SEAL)

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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
Bobbie Nicole Sandlin	Wilson Bank & Trust	14803007200
(NAME)	(NAME)	
115 Cherokee Hills Drive	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	
(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, I, Naomi E. Gaines, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobbie Nicole Sandlin, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 414 on the Plan of Cherokee Hills Subdivision, Section 4, as of record in Book 3500, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 414 fronts 101.0 feet on the southerly margin of Cherokee Hills Drive, and extends back 184.8 feet on the easterly side and extends back 221.8 feet on the westerly side to a line in the rear measuring 51.3 feet thereon.

Being the same property conveyed to Naomi E. Gaines, unmarried, by deed of record in Instrument Number 20071004-0118195, Register's Office for Davidson County, Tennessee.

All matters as shown on Plan of Cherokee Hills Subdivision, Section 4, of record in Book 3500, page 113, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 115 Cherokee Hills Drive, Antioch, TN 37013

(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 27th day of April, 2011.

Naomi E. Gaines

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Naomi E. Gaines, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ KIC NASHVILLE, Tennessee this 27th day of April, 2011.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

