FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20130025475 DEEDWARR Recvd: 04/01/13 08:29 2 pgs Fees:13.00 Taxes:691.90 20130401-0030923	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$187,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 28, 2013.** Notary Public MY COMMISSION EXPIRES: 7/14/2013 (AFFIX SEAL)

HUGH R. SHOULDERS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0223**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Leigh Wilee	US Bank, N.A.	**07504008700**
(NAME) **512 Frankfort Drive**	(NAME) 3180 Rider Trail South	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) Earth City, MO 63045	
(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, **Jamie Sanford and Carri Sanford, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Leigh Wilee, an unmarried individual,** 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. 320 on the Plan of Tulip Grove, Section 5 as of record in Book 4175, Page 71, Register's Office for said County.

Said Lot No. 320 fronts 100 feet on the west side of Frankfort Drive, extends back between parallel lines measuring 149.21 feet on the southerly line and 157 feet on the northerly line, to a dead line in the rear measuring 100.32 feet thereon.

Being the same property conveyed to Jamie Sanford and Carri Sanford, husband and wife by Warranty Deed from Hollis R. Flanagan and wife, Janet F. Flanagan, recorded on November 25, 2009 in Instrument No. 20091125-0108537, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **512 Frankfort Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **March, 2013**.

Jamie Sanford

Carri Sanford

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jamie Sanford and Carri Sanford**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **March, 2013**.

NOTARY PUBLIC

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON