398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130057529 DEEDWARR
Recvd: 07/05/13 14:30 2 pgs
Fees:13.00 Taxes:3552.00

20130705-0069925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF June 2013

Notary Public

MY COMMISSION EXPIRES: 7-8-15

(AFFIX SEAL)

KENNETH M. BARLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blackford Middleton	V.S. Bank National Association	Map 103-12
(NAME) 3816 Central Avenue	(NAME) 31300 Rider Trail South	Parcel 269
(ADDRESS) Nashville, TN 37205	(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, **FREDERICK F. SAUNDERS, III AND WIFE, SUZETTE D. SAUNDERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND* BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACKFORD MIDDLETON AND URSULA G. KING,** 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:

*and wife
BM
ubk by BM
BM

Land in Davidson County, Tennessee, being Lot No. 214 and the Westerly 5 feet of Lot No. 215, on the Plan of Richland Realty Company's Second Subdivision, Division B, of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 214 and the Westerly 5 feet of Lot No. 215 front together 50 feet on the Northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed by Warranty Deed from Steven R. Gorman, a married man, to Frederick F. Saunders, III and wife, Suzette D. Saunders, of record in Instrument No. 20090727-0070125; Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Book 332, page 92, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3816 Central Avenue, Nashville, Tennessee 37205
(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 19th day of JUNE, 2013.

Frederick F. Saunders, III

Suzette D. Saunders

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 Frederick F. Saunders, III and Suzette D. Saunders, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June 2013.

Commission expires:

Notary Public

TIMOTHY KYLE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
August 23, 2016