WARRANTY DEED

Record and Return
Tennessee Title Services
321 Springhouse Ct s-202
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130079315 DEEDWARR
Recvd: 09/12/13 14:41 2 pgs
Fees:13.00 Taxes:421.80

20130912-0096492

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Sadler	Same as new owner	119-03-0-079.00
(NAME)	(NAME)	
122 Dodge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **Annie T. Mansfield also known as Annie Mansfield and Annie L. Mansfield, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Sadler, a single person**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 55 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for said County.

Said Lot No. 55 fronts 88 feet on the northeast side of Dodge Drive and runs back between lines 335.1 feet on the northwesterly line, 338.9 feet on the southeasterly line to a dead line in the rear measuring 88 feet thereon.

Being the same property conveyed to Marlon Wayne Mansfield and wife, Annie T. Mansfield, by Warranty Deed from Carl Batson, Inc., dated May 19, 1956, of record in Book 2540, page 143, Register's Office for Davidson County, Tennessee. The said Marlon Wayne Mansfield having since died and subject property being vested in Annie T. Mansfield as surviving tenant by the entirety.

TRACT TWO:

The following described land in the 2nd Civil District of Davidson County, Tennessee:

Being the Southwest part of Lot No. 54 on the plan of Crescent Heights, of record in Book 2331, page 106, in the Register's Office of Davidson County, Tennessee.

Beginning at a point in the Northeast margin of Dodge Drive and runs with the line between lots No. 54 and 55, said subdivision, in a Northeast direction 75.29 feet to a point; thence South 17 degrees, 20 minutes East, 85 feet to a point in the line between Lots No. 54 and 53, said subdivision; thence with said line in a Southwest direction 45.3 feet to a point in the Northeast margin of Dodge Drive; thence with said margin in a Northwest direction 80 feet to the point of beginning, containing 4.823.6 square feet, more or less, and being a part of the same land conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works by deed from James Verdie Andrews, Jr. and wife, of record in Book 3316, page 475, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marlon Wayne Mansfield and wife, Annie Mansfield, by Quitclaim Deed from D. W. Moulton, Commissioner of Highways of the State of Tennessee, acting for an behalf of the State of Tennessee and the Department of Highways, under the authority vested in me by Tennessee Code Annotated, Section 12-212, dated March 26, 1962, of record in Book 3398, page 612, Register's Office for Davidson County, Tennessee. The said Marlon Wayne Mansfield having since died and subject property being vested in Annie Mansfield as surviving tenant by the entirety.

INCLUDED IN THE ABOVE DESCRIBED TRACTS BUT EXCLUDED FROM THIS CONVEYANCE is the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works by Warranty Deed from Marlon W. Mansfield and wife, Annie T. Mansfield, dated June 1, 1962, of record in Book 3399, page 373, Register's Office for Davidson County, Tennessee and being located in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lot No. 55 on the Plan of Crescent Heights, of record in Book 2331, page 106, in the Register's Office of Davidson County, Tennessee.

Beginning at a point in the Northeast corner of said lot No. 55 and runs with the Northwest boundary line of Lot No. 54, said subdivision, in a Southwest direction 263.60 feet to a point; thence North 12 degrees, 45 minutes West, 97.31 feet to a point in the Southeast boundary line of lot No. 56, said subdivision; thence with said boundary line in a Northeast direction 218.8 feet to a point in the rear line of said lot No. 55; thence with said rear line in a Southeast direction 88 feet to the point of beginning, containing 21,200 square feet more or less, and being a part of the same land conveyed to Marlon Wayne Mansfield and wife by deed from Carl Batson, Inc., of record in Book 2540, page 143, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2331, page 106; Restrictions of record in Book 2495, page 513; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 122 Dodge Drive, Nashville, TN 37210

(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 30th day of August, 2013.

Annie T. Mansfield

Annie T. Mansfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Annie T. Mansfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014