WARRANTY DEED

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

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 $XXX *11

Affiant

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

Kim Gillespie
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	119-03-0-081.00
(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 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:

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

Being Lot No. 53 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for said County.

Said Lot No. 53 fronts 100 feet on the northeasterly side of Dodge Drive and runs back between lines, 342.3 feet on the northwesterly line and 346.5 feet on the southeasterly line, to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Marlon Wayne Mansfield by Final Decree from the Clerk and Master of the Metropolitan Government of Nashville and Davidson County, as of record in Book 5729, page 931, Register's Office for Davidson County, Tennessee. The said Marlon Wayne Mansfield having since died. His surviving heirs were Annie L. Mansfield, spouse and Kathy M. Huggins, daughter and Kim M. Hoscheit, daughter, per Affidavit as to Heirship of record in Instrument No. 20130912-0096490 Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Annie L. Mansfield, unmarried, Quitclaim Deed from Kathy M. Huggins and Kim M. Hoscheit, heirs at law of Marlon Wayne Mansfield, deceased, as of record in Instrument No. 20130912-0096491 Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED TRACT 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 Charles Francis Lewis and wife, Alice B. Lewis, dated October 13, 1961, of record in Book 3286, page 557, Register's Office for Davidson County, Tennessee and being located in Davidson County, Tennessee, and described as follows:

Being part of Lot No. 53 on the Plan of Crescent Heights of record in Book 2331, page 106, in the Register's Office, Davidson County, Tennessee.

Beginning at a point in the Northeast corner of said Lot No. 53 and runs with the Northwest boundary line of Lot No. 52, said subdivision in a Southwest direction 338 feet to a point; thence North 17 degrees 20 minutes West, 106 feet to a point in the Northwest boundary line of Lot No. 53; thence with said boundary line in a Northeast direction 297 feet to a point in the rear line of Lot No. 53; thence with said line South 40 degrees 15 minutes East, 100 feet to the point of beginning, containing 31,750 square feet, more or less.

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.

*$114,000.00. The transfer tax was paid in Instrument No. 20130912-0096492.

unimproved ☒
This is improved ☐ property, known as 118 Dodge Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address)

BILL GARRETT, Davidson County
Trans:T20130079315 DEEDWARR
Recvd: 09/12/13 14:42 2 pgs
Fees:12.00 Taxes:0.00
20130912-0096493

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 L. Mansfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Annie L. 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