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BILL GARRETT, Davidson County
Trans:T20140012903 DEEDWARR
Recvd: 02/25/14 09:03 2 pgs
Fees:13.00 Taxes:653.05
20140225-0015873

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $176,500.00

Matt Shanklin
Affiant

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 03-08-2015

Subscribed and sworn to before me, this 24th day of February, 2014.

Pam S. Houser
Notary Public
My commission expires:

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sabrina A. Chandler<br>556 Tobylynn Drive<br>Nashville, TN 37211 | New Owner | 16107006900 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH SAUL and TIFFANY BIVENS now SAUL, husband and wife, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to SABRINA A. CHANDLER, Unmarried, and JOHN T. STOLL IV, Unmarried, Joint Tenants with Right of Survivorship, hereinafter called the Grantee, their successors 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. 299 on the Plan of Section Four, Huntington Park, of record in Book 4460, Page 74, Register's Office of said County, to which reference is hereby made for a more particular description.**

**Being the same property conveyed to Joseph Saul and Tiffany Bivens by deed from Lesley K. Jones dated 10/14/04 of record in Instrument No. 20041025-0128001, Register's Office of Davidson County, Tennessee. Tiffany Bivens, having wed Joseph Saul, is now known as and is one and the same person as Tiffany B. Saul.**

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 556 Tobylynn Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of February, 2014.

JOSEPH SAUL

TIFFANY B. SAUL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Joseph Saul and Tiffany B. Saul, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 24th day of February, 2014.

Notary Public

My Commission expires: 8-30-15

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE