BILL GARRETT, Davidson County
Trans:T20140066426 DEEDWARR
Recvd: 09/05/14 16:10 2 pgs
Fees:13.00 Taxes:777.00
20140905-0081756

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$210,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF September, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J Johnson 6748 Sunnywood Drive Cane Ridge, TN 37013	Stonegate Mtg 9190 Priority Wy Indianapolis IN 46240	Map 181010B13 Parcel 700CO

For and in 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,

Bobby J. Sanders, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Patrick Joseph Johnson, an unmarried man

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. 2 on the Plan of Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bobby J. Sanders and wife, Bonnie C. Sanders, by Warranty Deed of Record in Instrument No. 20070823-0100951, Davidson County Register's of Deeds

Being the same property conveyed to Bobby J. Sanders by deed from Bonnie C. Sanders, dated July 27, 2013, of record in Instrument No 20130903-0092066, Register's Office for said County.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 6748 Sunnywood Dr Cane Ridge TN 37013
(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(s) this 3rd day of September, 2014.

Bobby J. Sanders

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bobby J. Sanders with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 3·3·15

JAMES C. SMITH
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027