BILL GARRETT, Davidson County
Trans:T20140092858 DEEDWARR
Recvd: 12/11/14 14:22 2 pgs
Fees:13.00 Taxes:888.00
20141211-0113626

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this the 5th day of December, 2014. Notary Public My commission expires: 3/21/17

CAROL STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Linda M. Sadler	New Owner	
1813 Willow Springs Drive		07309019900
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOLLY J. ALLEN, UNMARRIED AND JENNIFER L. SHOUSE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA M. SADLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 34 on the Plan of Henderson Gardens, Section 1 of record in Plat Book 2900, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Holly J. Allen and Jennifer Lauren Shouse, joint tenants with right of survivorship by Warranty deed from Sherri L. Barker, a single woman of record in Instrument No. 20100521-0039198 Register's Office for Davidson County, Tennessee, dated May 13, 2010 and recorded on May 21, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1813 Willow Springs Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of December, 2014.

Holly J. Allen

Jennifer L. Shouse

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Holly J. Allen and Jennifer L. Shouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of December, 2014.

Notary Public

My Commission Expires:
7/21/15

OFFICIAL SEAL
JAMES JACKSON
Notary Public - State of Illinois
My Commission Expires July 21, 2015