BILL GARRETT, Davidson County
Trans:T20150010648 DEEDWARR
Recvd: 02/11/15 10:17 2 pgs
Fees:13.00 Taxes:323.75
20150211-0012635

WARRANTY DEED

323.75
13.00

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Cassandra Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-22-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cassandra J. Rucker	Pinnacle Bank	087-09-O-044.00
(NAME)	(NAME)	
4544 Brooke Valley Drive	150 3rd Avenue S #900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Douglas H. Sadler, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cassandra J. Rucker, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 194, Section 8, Valley Grove, of record in Plat Book 5200, Page 606, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Douglas H. Sadler, married by Warranty Deed dated 08/11/2003 from Louis E. Dhondt and wife, Teresa D. Dhondt of record in Instrument 200308200121098, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Plat Book 5200, Page 606, said Register's Office.

Restrictive Covenants of record in Book 6139, Page 443, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4544 Brooke Valley Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of February, 2015.

Douglas H. Sadler

State of Virginia
County of Fluvanna

Personally appeared before me Douglas H. Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of February, 2015.

Valerie R. Mock
Notary Public
My Commission Expires: 6-30-2016

VALERIE R. MOCK
Notary Public - Reg. # 239628
Commonwealth of Virginia
My Commission Expires June 30, 2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122