Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2015.

Notary Public

My commission expires: 1-24-17

(Notary Stamp)

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Pick Up

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James F. Sanders **Cheryl A. Sanders**	**New Owner**	**Map/Parcel: 158-11-0-018.00**
1920 Shamrock Lane		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Mai S. Hosse, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James F. Sanders and Cheryl A. Sanders, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON AND WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson and Williamson County, Tennessee, being Lot No. 19 on the Plan of Sec. Two, Wildwood Valley Estates, as of record in Book 3700, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Albert E. Hosse and wife, Mai S. Hosse, by Warranty Deed, from Hillsboro-Harpeth Corporation, dated December 16, 1965, of record in Book 3978, page 692, Register's Office for Davidson County, Tennessee, and in Book 139, page 467, Register's Office for Williamson County, Tennessee. Albert E. Hosse has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3700, Page 40, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3952, Page 553, Register's Office for DAVIDSON County, Tennessee.
Restrictive Covenants contained in an instrument of record in Book 137, page 96, Register's Office for Williamson County, Tennessee.

This is improved property known as 1920 Shamrock Lane, Brentwood, TN 37027.

BILL GARRETT, Davidson County
Trans:T20150051826 DEEDWARR
Recvd: 06/29/15 10:33 2 pgs
Fees:12.00 Taxes:0.00
20150629-0062107

BK: 6492 PG: 595-596
15026111

2 PGS:AL-DEED	
389987	
06/26/2015 - 02:46 PM	
BATCH	389987
MORTGAGE TAX	0.00
TRANSFER TAX	1665.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1678.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

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 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/our hand(s) this 15th day of June, 2015.

X Mai S. Hosse

Mai S. Hosse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Mai S. Hosse, unmarried , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2015.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **150257SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027