WARRANTY DEED

File #15733

BILL GARRETT, Davidson County
Trans:T20150079045 DEEDWARR
Recvd: 09/17/15 10:38 2 pgs
Fees:13.00 Taxes:547.45
20150917-0094348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,960.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

JOYCE JORDAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte Olin Smith	Monte Olin Smith	-137-13-0-A-088.00CO
(NAME) 712 Milbridge Court	(NAME) 1318 Rhonda Dr.	
(ADDRESS) Antioch, TN 370132567	(ADDRESS) Christiana TN 37037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **William Daniel Sanders, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monte Olin Smith, a married man and Douglas Ray Smith, an unmarried man, as tenants in common,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 88 on the Plan of Final Plat Section One Peninsula Point, a Planned Unit Development, of record in Plat Book 9700, Page 98, 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 William Daniel Sanders by Quitclaim deed from Carmen Marie Arnold Sanders, of record in Instrument No. 20120312-0021369, Register's Office for Davidson County, Tennessee, dated March 05, 2012 and recorded on March 12, 2012

This conveyance is subject to all restrictions, easements and planning documents of record, current year's taxes and subsequent years, a lien not yet due and payable, Deed of Trust of record in Instrument No. 20040729-0090820 and Deed of Trust of record in Instrument No. 20080304-0021451, in the Register's Office for Davidson County, Tennessee..

unimproved ☐
This is improved ☒ property, known as 712 Milbridge Court, Antioch, TN 370132567

(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 this 15 day of September, 2015.

William Daniel Sanders

STATE OF Pennsylvania

COUNTY OF Delaware

I, Tonilia Ferrell, a Notary Public of the County and State first above written, do hereby certify that William Daniel Sanders personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15 day of September, 2015.

Notary Public

My Commission Expires: 12/30/2018

(SEAL)

Commonwealth of Pennsylvania
NOTARIAL SEAL
Tonilia Ferrell, Notary Public
Aston Township, Delaware County
My Commission Expires December 30, 2018

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027