Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160016897 DEEDWARR
Recvd: 03/01/16 15:09 2 pgs
Fees:13.00 Taxes:2442.00
20160301-0019569

39-B
File #16-1021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carla Sandler-Wilson. individually as tenant in common with a forty-eight and four-tenths percent (48.4%) undivided interest and Carla Sandler-Wilson and Joshua Wilson, wife and husband with a fifty one and six-tenths percent (51.6%) undivided interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel N. Sacks, and Jennifer Allen Sacks, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit A of Draughon Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Draughon Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120106-001841, Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Draughon Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120106-001841, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Carla Sandler-Wilson. individually as tenant in common with a forty-eight and four-tenths percent (48.4%) undivided interest and Carla Sandler-Wilson and Joshua Wilson, wife and husband with a fifty one and six-tenths percent (51.6%) undivided interest by deed from A1 DEVCO, LLC, a Tennessee Limited Liability Company, in the amount of $559,500.00, dated August 17, 2012, of record as Instrument No. 20120822-0075594, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1100 Draughon Avenue, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of February, 2016.

Carla Sandler-Wilson

Joshua Wilson

Carla Sandler-Wilson, individually

State of Tennessee)
County of Davidson)

On this 29th day of February, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carla Sandler-Wilson and Joshua Wilson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this 29th day of February, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carla Sandler-Wilson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 660,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of February, 2016.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Daniel N. Sacks 1100 Draughon Avenue Nashville, TN 37204	Owner	118-0-09F0010CO