Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20160037016 DEEDWARR
Recvd: 05/04/16 10:36 2 pgs
Fees:13.00 Taxes:547.60
20160504-0043976

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April 2016.

Notary Public
My commission expires: 10-15-2017

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Dennis Liggett 308 Fairbanks Road Goodlettsville TN 37072	Same/new owners	03311001100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Derrick Sandoval and wife Michelle D Sandoval hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dennis Liggett and wife Yolanda Liggett hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the Plan of Blair Manor, of record in Book 3300, page 32, Register's Office for Davidson County, Tennessee. Said Lot No. 26 fronts 100.96 feet on the westerly side of Fairbanks Road and Extends back 326.54 feet on the northerly line and 334.21 feet on the southerly line to a dead line in the rear, measuring 149.40 feet thereon.

Being the same property conveyed to Derrick Sandoval and Michelle D. Sandoval by deed from Margie M. Gamble of record in Instrument No. 20160302-0020047 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2)) All matters appearing on plan of Blair Manor of record in Book 3300 Page 32, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 3313, page 396, and amended in Book 3315, page 571, Register's Office for Davidson County, Tennessee

This property is improved property known as 308 Fairbanks Road, Goodlettsville, Tennessee 37072

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 21 day of April, 2016.

Derrick Sandoval

Michelle D Sandoval

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick Sandoval and Michelle D Sandoval, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of April, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09378