BILL GARRETT, Davidson County
Trans: T20160038075 DEEDWARR
Recvd: 05/06/16 15:29 2 pgs
Fees: 13.00 Taxes: 1054.50

20160506-0045371

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2016.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suzanne B. Sacks **Scott Sacks**	**New Owner**	**Map/Parcel: 061-14-0-215.00**
807 Gillock Street	1808 Ordway Pl	
Nashville, TN 37216	Nash. TN 37206	

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,

Khushvinder Mangat and Elizabeth Mangat, husband and wife

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

Suzanne Sacks and Scott Sacks, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR 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 2, as shown on the map entitled Resubdivision of part of Lot No. 73 on the Plan of the Subdivision of the Maplewood Home Tract, of record in Book 6050, page 294 (previously shown in error as Plat Book 421, page 174), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Khusvinder Mangat and Elizabeth Mangat, husband and wife, by Warranty Deed, from Joseph James, III and wife, Linda K. James, dated March 3, 2014, of record in Instrument No. 20140307-0019471, Register's Office for Davidson County, Tennessee.

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 6050, Page 294, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 807 Gillock Street, Nashville, TN 37216.

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 4th day of May, 2016.

Khushvinder Mangat

Elizabeth Mangat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Khushvinder Mangat and Elizabeth Mangat, husband and wife , 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 4th day of May, 2016.

Notary Public

My Commission Expires: 2-10-19



File #: **160210SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027