BILL GARRETT, Davidson County
Trans:T20160040879 DEEDWARR
Recvd: 05/16/16 15:06 2 pgs
Fees:13.00 Taxes:595.70
20160516-0048803

Davidson County
State of Tennessee
Notary Public
Julie Hamilton

State of Tennessee
County of Davidson County, Tennessee

The actual consideration or value, whichever is greater, for this transfer is . 161,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2016.

Notary Public

My commission expires: 7/3/2017

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Anton Grassl** | Anton Grassl | **107-04-0-032.00** |
| **566 Upshaw Dr** | 5 Sycamore St. | |
| **Nashville, TN 37214** | Cambridge, MA 02140 | |
| | | |

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 ACKNOWLEDGED, WE,

**Wilma J. Sanders, unmarried**

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

**Anton Grassl, a married man**

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

**Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Larkwood, of record in Plat Book 2900, Page 144, 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 WILLIAM D. SANDERS AND WILMA J. SANDERS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from WILMA JOYCE SANDERS, UNMARRIED, of record in Book 11028, Page 265, dated July 15, 1998, said Register's Office. The said William D. Sanders having since died July 16, 2015, leaving Wilma J. Sanders as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **566 Upshaw Dr, Nashville, TN 37214**. .

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 12th day of May, 2016.

Wilma J Sanders

**Wilma J. Sanders**

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**STATE OF TENNESSEE**
**COUNTY OF Williamson**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Wilma J. Sanders and** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **May, 2016.**

**~~Notary Public~~**

**My Commission Expires:** 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206