# WARRANTY DEED

MAR16-0905

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,750.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMES C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Victor Atwell | Victor Atwell | |
| 4009 Lancashire Drive | (NAME) 4009 Lancashire Drive | |
| (ADDRESS) Antioch, TN 37013-1535 | (ADDRESS) Antioch, TN 37013-1535 | 164-12-0-023.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN R. SADLER AND WIFE CENDIE RENEE SADLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICTOR ATWELL AND CHERYL ATWELL, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of 2nd Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, Page 570, 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 John R. Sadler, unmarried by Warranty Deed from Jerry Butler Builders, LLC, of record in Instrument No. 200005310054137, Register's Office for Davidson County, Tennessee, dated May 26, 2000 and recorded on May 31, 2000.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 570, Book 10788, Page 10, Instrument No. 200005240051988, Instrument No. 20010830-0094506 and Instrument No. 20010911-0098356, Book 11387, Page 931, Register's Office for Davidson County, Tennessee.

Cendie Renee Sadler joins in conveying any and all interest she may have in subject property.

unimproved ( )
This is improved ( X ) property, known as 905 Post Oak Drive , Antioch, Tennessee 37013-1535
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20160052114 DEEDWARR
Recvd: 06/20/16 11:12 2 pgs
Fees:13.00 Taxes:565.18
20160620-0062383

Witness my/our hand(s) this 16th day of June, 2016.

John R. Sadler

Cendie Renee Sadler

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of June, 2016, before me personally appeared John R. Sadler and Cendie Renee Sadler to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of June, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959