6

File No.: 16-609Sandal
STM Property ID:
Property Address: 609 Sandalwood Court, Nashville, TN 37221

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086416 DEEDWARRSP
Recvd: 09/30/16 16:10 2 pgs
Fees:13.00 Taxes:444.00
20160930-0103618

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Mark Metrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TA... STATE OF TENNESSEE NOTARY PUBLIC ... DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Metrick	Mark Metrick	156010A02100CO
(NAME)	(NAME)	
506 Braylon Circle	506 Braylon Circle	
(ADDRESS)	(ADDRESS)	
Frankllin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, I, **Katherine M. Webster,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark Metrick,** hereinafter called the GRANTEE(S), her 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 No. 21, on the Revised Plan of Amber Hills Subdivision of record in Plat Book 7900, Page 377, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property Ashley G. Webster and wife, Katherine M. Webster by deed dated January 29, 1999 from Simon J. Renshaw, unmarried of record in Book 11325, Page 192, Register's Office for Davidson County, Tennessee. The said Ashley G. Webster thereafter conveyed his interest to Kathy Michelle Webster being one and the same as Katherine M. Webster by deed dated June 1, 2005 and recorded in Instrument No. 20060321-0032177, said Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 609 Sandalwood Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), her assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), her assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

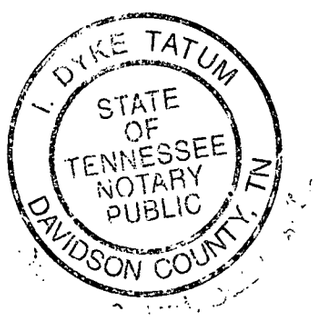
Witness my/our hands this 29th day of September, 2016.

Katherine M. Webster

State of Tennessee
County of Davidson

Personally appeared before me Katherine M. Webster, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2016.



Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

RETURN TO:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

File No.: 16-609Sandal
STM Property ID:
Property Address: 609 Sandalwood Court, Nashville, TN 37221