Box#14
G#29300-3

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20170006152 DEEDWARR Recvd: 01/23/17 10:11 2 pgs Fees:13.00 Taxes:2216.30 20170123-0006931	The actual consideration or value, whichever is greater, for this transfer is **$599,000.00.** Gregory W. Sandford Affiant Subscribed and sworn to before me, this the 20th day of January, 2017. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory W. Sandford **Nancy L. Sandford**	**Farmington Mortgage, a Division of Capstar Bank**	**Map 104-10-0 Parcel 239.00**
2805 Blair Boulevard	**2002 Richard Jones Rd, Ste 300A**	
Nashville, TN 37212	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Towns and wife, Marcy Towns

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

Gregory W. Sandford and Nancy L. Sandford, husband and wife

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 No.1, on the Plat of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Robert Towns and Marcy Towns, by Deed from Judith Austin, unmarried, dated October 27, 2011, of record in Instrument No. 20111101-0084743, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on The Plan of record in Plat Book 421, Page 16, said Register's Office for Davidson County, Tennessee;
2) Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-200-476, of record in the Metropolitan Clerk's Office, Davidson County, Tennessee;
3) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved (X) Unimproved (____) property, known as **2805 Blair Boulevard, Nashville, TN 37212**

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 **20th** day of **January, 2017.**

Robert Towns

Marcy Towns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of said County and State, **Robert Towns and Marcy Towns,** the within named sellers, 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 Nashville, Tennessee, this **20th** day of **January, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17