BILL GARRETT, Davidson County
Trans: T20170024595 DEEDWARR
Recvd: 03/23/17 10:11 2 pgs
Fees: 13.00 Taxes: 925.00

20170323-0028384

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 10th day of March, 2017.

Notary Public
My commission expires: 1-24-20

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Ricky Sanders	Primary Residential Mortgage	133-07-0-117.00
3336 Mimosa Drive	1480 No. 2200 West	
Nashville, TN 37211	Salt Lake City, UT 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **David Hinton, Executor of The Estate of Ronnie E. Pollock,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ricky Sanders and Kesita Brown Sanders, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled the Plan of Glencoe Acres, Section I, of record in Book 1835, page 136, 137 and 138 and amended in Book 6687, page 704, 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 RONNIE E. POLLOCK AND WIFE, GLORIA C. POLLOCK, by deed from PHILLIP SAINDON, TRUSTEE, of record in Book 4513, page 662, dated June 22, 1971, said Register's Office.

Being further conveyed to RONNIE E. POLLOCK, by Quitclaim Deed from GLORIA C. POLLOCK, of record in Book 9374, page 271, dated May 17, 1994, said Register's Office.

The said Ronnie E. Pollock having since died testate on or about March 4, 2015, DAVID C. HINTON EXECUTOR OF THE ESTATE OF RONNIE E. POLLOCK has full power to convey said property pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P406.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **3336 Mimosa Drive, Nashville, TN 37211.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Book 1835, page 136, 137 and 138 and amended in Book 6687, page 704, said Register's Office.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 10th day of March, 2017.

The Estate of Ronnie E. Pollock

By: _____
DAVID C. HINTON

Its: Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **David C. Hinton, Executor of the Estate of Ronnie E. Pollock,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate as such Executor.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of March, 2017.

_____
Notary Public

My Commission expires: 1-20-20

FILE NO: 2017014999

NORTH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO., TN

NORTH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.