29570-8

Box 14

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027111 DEEDWARR
Recvd: 03/31/17 08:31 2 pgs
Fees:13.00 Taxes:370.00
20170331-0031328

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
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 |
|---|---|---|
| **Norma Espana** | **OWNER** | **Map 149-09-0 Parcel 191.00** |
| **4905 Oak Barrel Dr.** | | |
| **Antioch, TN 37013** | | |

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,

**Jason A. Sanders, unmarried**

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

**Norma A. Espana, married**

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. 145 on the Plan of Section Two, Terragon Trails, of record in Plat Book 5050, Page 9, 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 the same property conveyed to Jason A. Sanders, unmarried, by Deed dated May 30, 1997 from Albert C. Pritchett, Jr. and wife, Judy Pritchett, of record in Book 10478, Page 60, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5050, Page 9, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 5084, Page 842, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (_X___) Unimproved (____) property, known as **4816 Trappers Ridge, Antioch, TN 37013**

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 **30th** day of **March, 2017.**

Jason A. Sanders

**Jason A. Sanders**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jason A. Sanders,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **March, 2017.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 1/17/21