BILL GARRETT, Davidson County
Trans:T20170031070 DEEDWARR
Recvd: 04/13/17 08:31 2 pgs
Fees:13.00 Taxes:351.50
20170413-0035994

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2017.

Notary Public

My commission expires:_____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Robert Walsh** | **New Owner** | **133-01-0-184.00** |
| **2224 Woodmont** | | |
| **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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**James Kenneth Sadler,**

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

**Robert Walsh, married,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 187 on the Map of Sunrise Heights, Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 187 fronts 50 feet on the Northerly side of High Street and runs back 144.5 feet on the Westerly line, and 146 feet on the Easterly line, to an alley, measuring 50 feet thereon.**

**Being the same property conveyed to James Kenneth Sadler by Warranty deed from Ruth Lee Hall of record in Book 4904, page 174, Register's Office for Davidson County, Tennessee, dated April 15, 1975 and recorded on April 15, 1975. (**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **522 High Street, Nashville, TN 37211**.

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, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 12th day of April, 2017.

James Kenneth Sadler

**James Kenneth Sadler**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James Kenneth Sadler**, the bargainor(s) 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, at office, this **12th** day of **April, 2017.**

~~Notary Public~~

**My Commission Expires:** 10-3-20

