File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170037046 DEEDWARR
Recvd: 05/02/17 14:25 2 pgs
Fees:13.00 Taxes:1654.92
20170502-0043176

W & I Ref: (DM) Title No.: 58866
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William J. Sagal Susan K. Sagal 7708 Hansrote Cove Nashville, TN 37221	JP Morgan Chase Bank, N.A. 3050 Highland Parkway Downers Grove, IL 60515

TAX MAP PARCEL NUMBERS: 14140A02900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$447,277.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra L. Oakley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William J. Sagal and Susan K. Sagal, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Revised Hanover Park of Sheffield of record in Book 9700, pages 154, 155 and 156, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Oakley and wife, Sandra L. Oakley by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, dated March 13, 1998 and recorded on March 16, 1998 of record in Book 10837, page 992, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20161220-0133466, said Register's Office. Subject property was conveyed to Sandra L. Oakley, unmarried.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, of record in Book 9700, pages 154, 155 and 156, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10020, page 110; Book 10301, page 178; Book 10640, page 950, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7708 Hansrote Cove, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 2017.

Sandra L. Oakley

State of Tennessee

County of Davidson

On this 27th day of April, 2017, before me the undersigned authority, personally appeared Sandra L. Oakley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $447,277.00.

Affiant

Sworn and subscribed before me this 27th day of April, 2017.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: