BILL GARRETT, Davidson County
Trans:T20170037839 DEEDWARR
Recvd: 05/04/17 10:04 2 pgs
Fees:13.00 Taxes:1476.30
20170504-0044161

# WARRANTY DEED

File #2017-25

JACOB L. ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,000.00.

Jude Santana
Affiant

Subscribed and sworn to before me on April 28, 2017.

NOTARY PUBLIC
My Commission Expires: 9-28-20

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| Jude P. Santana and Holly J. Santana<br>1632 Boxwood Drive<br>Nashville, TN 37211 | NEW OWNER | 172-03-0A-124.00<br>CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DERRICK L. DERRINGER, MELANIE B. DERRINGER, AND ASHLEY T. SULLIVAN**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JUDE P. SANTANA AND WIFE, HOLLY J. SANTANA**, hereinafter called **"GRANTEES,"** 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 No. 57, as shown on the map entitled Final Plat of the Woodlands Subdivision, Phase Four, Section 1-B, of record as Instrument No. 20070705-0080225, 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 DERRICK L. DERRINGER, MELANIE B. DERRINGER, AND ASHLEY T. SULLIVAN, by deed from SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160428-0041388, dated April 26, 2016, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1632 Boxwood Drive, 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 the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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** our hands on April 28, 2017.

**Grantor:**

**Derrick L. Derringer**

**Ashley T. Sullivan**

**Grantor:**

**Melanie B. Derringer**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DERRICK L. DERRINGER, MELANIE B. DERRINGER, AND ASHLEY T. SULLIVAN,** the within named bargainor, 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, at office, this 28th day of April, 2017.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY