WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170062037 DEEDWARR
Recvd: 07/20/17 10:06 2 pgs
Fees:13.00 Taxes:1376.40
20170720-0073196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $372,000.00.

Affiant

Subscribed and sworn to me on 07/11/17.

NOTARY PUBLIC
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~MY COMMISSION EXPIRES~~
SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regan Sanders Sarah Schaedel 112 C ROSEBANK AVENUE Nashville, TN 37206	new owner	083 03 0P 001.00 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, Jeffrey C. King and Tammy King, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Regan Sanders and Sarah Schaedel, both unmarried, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 3, HOMES AT 112 ROSEBANK II, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150225-0016284, in the Register's Office of Davidson County, Tennessee.
>
> Being part of the same property conveyed to Jeffrey C. King and Tammy King, husband and wife by Warranty Deed from Edna Earl Horn Meadows (life estate) and Deborah Wiles, recorded on the 21st day of June, 2012 in Instrument No. 20120621-0054378, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 112 C ROSEBANK AVENUE, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 07/11/17.

Jeffrey C. King

Tammy King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/11/17, before me personally appeared Jeffrey C. King and Tammy King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/11/17

NOTARY PUBLIC

My Commission Expires: 11-6-2017

