Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170075101 DEEDWARR
Recvd: 08/29/17 09:27 2 pgs
Fees:13.00 Taxes:1443.00
20170829-0088483

03-1708-38690

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 25 day of August, 2017.

Notary Public
My commission expires: 1-6-20

STATE OF TENNESSEE NOTARY PUBLIC JAMES A. WAECHTER DAVIDSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
Johnny Sanders 2700 N. Highlands Dr. Nashville, TN 37221	New Owner	42-16-0-C-001.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Henrietta B. McCroskey, A Single Person** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Johnny Sanders, A Single Man** hereinafter called the Grantees, their successors 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. 1, on the Plan of Devon Highlands, Phase I, of record in Book 7900, Page 428, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael McCroskey and wife, Henrietta B. McCroskey by deed from Dennis W. Petty, dated August 9, 2013, recorded August 13, 2013, of record in Instrument No. 20130813-0084627, Register's Office for Davidson County, Tennessee. The said Michael McCroskey having since died on November 14, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2700 N. Highlands Dr., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of August, 2017.

Henrietta B McCroskey

Henrietta B. McCroskey

STATE OF Delaware
COUNTY OF Sussex

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Henrietta B. McCroskey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22 day of August, 2017.

Sandra Holloway

Notary Public

My Commission expires: November 20, 2017

