BILL GARRETT, Davidson County
Trans:T20170075211 DEEDWARR
Recvd: 08/29/17 10:31 2 pgs
Fees:13.00 Taxes:1387.50
20170829-0088582

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

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

Notary Public

My commission expires: 9/29/19

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alvin Dawkins **Robert O. Lanier**	Highlands Residential Mtg	**04111004600**
3917 Sussex Drive	17001 N Central Expressway #750	
Nashville, TN 37207	Dallas TX 75243	

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 ACKNOWLEDGE, WE,

James Derrick Bandy, married

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

& unmarried & married

Alvin Dawkins and Robert O. Lanier, tenants in common with right osf survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 320 on the Plan of Bellshire Estates Section "A" of record in Book 2331, pages 115-116, Register's Office for Davidson County, Tennessee.

Said Lot No. 320 fronts 154 feet on the Easterly side of Sussex Drive and runs back 274.8 feet on the Southerly line and 237.4 feet on the Northerly line, to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to James Derrick Bandy, by Warranty Deed from Sussex Renovation Trust and Tanya Rodriguez, dated October 4, 2016, of record in Instrument No. 20161005-0105372, Register's Office for Davidson County, Tennessee. Subject property was never the principal residence of grantor nor any of his heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2331, page 115-116, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Book 6226, page 350, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

9154

This is improved (_X_) unimproved (_____) property known as 3917 Sussex Drive, Nashville, TN 37207.

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 we do covenant with the said GRANTEES that we 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 25th day of August, 2017.

James Derrick Bandy

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, James Derrick Bandy, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER