FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$255,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 31, 2017.** Notary Public MY COMMISSION EXPIRES: 4-6-20 (AFFIX SEAL)

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

This Instrument Prepared By and Return To:

BILL GARRETT, Davidson County
Trans:T20170076846 DEEDWARR
Recvd: 09/01/17 11:11 2 pgs
Fees:13.00 Taxes:943.50
20170901-0090106

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

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0373**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Randal Hale, Adrian Sanchez and Jessica Sanchez	OWNR	MAP 128-10
(NAME) **222 New Sawyer Brown**	(NAME)	PARCEL 56
(ADDRESS) **Nashville,TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Timothy A. Horsley and wife, Kristin Joy Dare-Horsley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adrian Sanchez and wife, Jessica Sanchez and Carl Randal Hale, unmarried** 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:

BEING Lot No. 83 on the Plan of Stacy Square, Section 3, as of record in Book 4175, Page 154, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Timothy A. Horsley and wife, Kristin Joy Dare0Horsley by Warranty Deed from Thomas E. Pomeroy and wife, Maty F. Pomeroy dated May 23, 1997, filed of record in Book 10468 , Page 923 , in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **222 New Sawyer Brown, Nashville, TN 37221**
(House Number) (Street) (City, State) (Zip)

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 is 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **August, 2017**.

Timothy A. Horsley

Kristin Joy Dare-Horsley

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Timothy A. Horsley and Kristin Joy Dare-Horsley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **August, 2017**.

NOTARY PUBLIC

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 4/30/19