WARRANTY DEED

Bill Garrett Davidson County
Batch# 3689 **DEEDWARR**
09/22/2017 09:49:50 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20170922-0097301

M-VRES-17-1815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Monty and Rebecca Rienks	**Perl Mortgage, Inc.**	
(NAME)	(NAME)	
1815 12th Avenue N	**2936 W. Belmont Ave.**	**81-7-351.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Chicago, IL 60618**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYANT SANDERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON MONTY, A SINGLE MAN, AND REBECCA RIENKS, A SINGLE WOMAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 84 on the Plan of Cephas Woodard Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property, as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 50 feet on the westerly side of 12th Avenue North and extends back 115 feet on the northerly line and 115 feet on the southerly line to an alley.

Being the same property conveyed to Bryant Sanders, unmarried, by Warranty Deed from Malik Brooks and wife, Sonya Brooks, recorded November 13, 2006 in Instrument No. 20061113-0140213, Register's Office for Davidson County, Tennessee.

The above described property is not the primary residence and has never been the marital residence of the grantor herein.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1815 12th Avenue N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF SEPTEMBER, 2017.

Bryant Sanders by Shante' Pollard, Attorney-in-Fact
Bryant Sanders by Shante Pollard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANTE POLLARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYANT SANDERS, and who acknowledged he/she/they executed the same as the free act and deed of the said BRYANT SANDERS.

Witness my hand and official seal, this the 18th of September, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212