GRN-1764850

NEW OWNER:

Trudy Anderson
208 Saddlestone Court N
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Legacy Home Loans
8119 Isabella Lane
Brentwood, TN 37027

FILE NO: 17-0580 KP

086-12-0-101.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 6364 DEEDWARR
10/02/2017 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20171002-0100443

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Two Thousand and 00/100 Dollars ($172,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT JOSEPH RAGER, AN UNMARRIED MAN, NOW KNOWN AS ROBERT JOSEPH RAGER, MARRIED**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TRUDY ANDERSON, SINGLE WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat of Rockwood Estates of record in Plat at Instrument No. 20001013-0102078, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Robert Joseph Rager, an unmarried man by Warranty deed from Tony Bernard, an unmarried man of record in Instrument No. 20140917-0085125 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on September 17, 2014. (Value of consideration shown in aforementioned deed $132,900.00.)

Being IMPROVED property known as 208 Saddlestone Court N Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **September, 2017**.

ROBERT J. RAGER

SARAH EASTMAN
*Sarah Eastman joins in this conveyance to convey any marital interest or other interest that she may have in the above referenced property.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT J. RAGER AND SARAH EASTMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of **September, 2017**.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 11-5-18

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The actual consideration or value, whichever is greater, for this transfer is $ **172,000.00** .

AFFIANT

Sworn to and subscribed to before me this 27th day of **September, 2017**.

SARAH ALSUP NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/20/20

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019