WARRANTY DEED

Bill Garrett Davidson County
Batch# 7524 DEEDWARR
10/03/2017 12:04:50 PM 2 pgs
Fees: $13.00 Taxes: $2,429.98

20171003-0101233

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $656,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-070217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James T. Sanders and Jensi Sanders	New Owner	
(NAME)	(NAME)	
700 Prescott Court		132-11-0-077.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY-SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS ($656,750.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, E. CHRISTIS FARRELL AND WIFE, JUDITH K. FARRELL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. SANDERS AND JENSI SANDERS, HUSBAND AND WIFE, 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 a part of Lot No. 1 on the Plan of the John Overton Property, known as Traveler's Rest, of record in Book 421, Page 160, Register's Office for Davidson County, Tennessee, according to a survey by John Kohl, III, dated June 24, 1985, and more particularly described as follows:

Beginning at a point on the Northerly margin of Prescott Court, said point being at the Southwesterly corner of that property conveyed to the State of Tennessee by Deed from Martha F. Eskridge and husband, H.W. Eskridge, pursuant to Final Consent Decree in the Circuit Court of Davidson County, Tennessee under Rule No. 73300, and of record in Book 3882, Page 331, in said Register's Office for Davidson County, Tennessee; thence, leaving said Northerly margin of Prescott Court Northwardly 125 feet, more or less, to a point; thence Northwardly 170 feet, more or less, to a point, said point being the Northeasterly most corner of the herein described property; thence, Westwardly 135 feet, more or less, to

a point; thence, Southwestwardly 164.8 feet to a point, said point being the Northwesterly most corner of the herein described property; thence, Southwardly 284.97 feet to a point, said point being on the Northerly margin of Prescott Court; thence, with said margin of Prescott Court, Eastwardly 151.5 feet to a point; thence, Northwardly 10 feet to a point; thence continuing Eastwardly 108 feet to the point of beginning.

Being the same property conveyed to E. Christis Farrell and wife, Judith K. Farrell by Warranty Deed from John G. Brevard and wife, Donna K. Brevard of record in Book 10035, Page 199, Register's Office for Davidson County, Tennessee, dated April 26, 1996 and recorded on May 01, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 700 Prescott Court, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hand(s) this the 22nd day of September, 2017

E. Christis Farrell

E. Christis Farrell

Judith K. Farrell

Judith K. Farrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of September, 2017, before me personally appeared E. Christis Farrell and Judith K. Farrell, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the22nd day of September, 2017.

Notary Public

My Commission Expires: 10.12.19
(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires