Bill Garrett Davidson County
Batch# 13953 DEEDWARR
10/16/2017 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20171016-0105640

Return to:
Premier Land Title & Escrow, LLC
611 Potomac Pl. #103
Smyrna, TN 37167

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Natalie Davenport
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $267,000.00.

Affiant

Subscribed and sworn before me this the 12th day of October, 2017.

Notary Public
My commission expires: 6/19/21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jon D. Marion 2765 Call Hill Road Nashville, TN 37211	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	172-12-0B 286.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES R. SANDERS AND SHERRY D. SANDERS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JON MARION AND PATRICIA MARION, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 458 on the Plan of Bradford Hills, Section Thirteen, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sherry D. Sanders and James R. Sanders, wife and husband, by deed from Helen D. Dodd, dated 02/21/2008, of record in Instrument No. 20080225-0018003, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2765 Call Hill Road, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JRS SDS

Witness my hand this the 12th day of October, 2017.

James R. Sanders

Sherry D. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Sanders and Sherry D. Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2017.

My commission expires:
9-10-2018

Notary Public



True Copy Certification

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

Natalie Davenport

Signature

State of Tennessee

County of Rutherford

Personally, appeared before me, **Tammy McCauley**, a notary public for this county and state, **Natalie Davenport** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tammy McCauley

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

201710160105640