PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 16880 DEEDWARR
10/23/2017 02:37:12 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20171023-0108471

W & I Ref: (DM) Title No.: 59255
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrea Helene Sandefur 7200 Kingston Road Fairiew, TN 37062	NEW OWNER

TAX MAP PARCEL NUMBERS: 142-15-B15.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry R. Crane, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrea Helene Sandefur and Robert Brandon Sandefur, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Second Amendment Belle Wood Glen, as of record in Plat Book 6900, page 190, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry R. Crane, unmarried by Warranty Deed from Jerry M. Maitland, Jr., and wife, Candy R. Maitland, dated February 28, 2001 and recorded on March 1, 2001 of record in Instrument No. 20010301-0019101, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, page 190, said Register's Office, which Plan shows a 20, foot minimum building setback line from Belle Glen Drive, together with additional setback designations, and easement for public utility purposes. And an easement of record in Book 9981, page 168 and in Book 9981, page 182, said Register's Office. And a 2.5 x 25 foot easement for utility anchor purposes located on the front westerly corner of said lot. And a 20 foot utility easement across the rear portion of said lot and a 10 foot public utility easement along the front line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7121, page 5, and amended in Book 9017, page 797, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter in Book 7145, page 312 and Book 8339, page 617, said Register's Office.

This is improved property, known as 100 Belle Glen Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2017.

Larry R. Crane

State of Tennessee

County of Davidson

On this 18th day of October, 2017, before me the undersigned authority, personally appeared Larry R. Crane, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this 18th day of October, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019