WARRANTY DEED

Bill Garrett Davidson County
Batch# 25875 **DEEDWARR**
11/15/2017 01:14:20 PM 6 pgs
Fees: $33.00 Taxes: $5,332.78

20171115-0117485

SUSAN MAGNUSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,441,291.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 9/20/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derrick Sandoval	Derrick Sandoval	See Attached Exhibit A
(NAME)	(NAME)	
311 Mosley Drive	311 Mosley Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, Tn.	Brentwood, Tn. 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michele Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Derrick Sandoval and Michelle Sandoval,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson and Wilson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as

117 Santa Fe Trail, Mt. Julite, TN 37122
1541A Bell Road, Nashville, TN 37122
3009 Fieldstone Drive, Antioch, TN 37013
309 Max Court, Antioch, TN 37013
311 Max Court, Antioch, TN 37013
3320 Callais Circle, Antioch, TN 37013
421 Dawn Drive, Nashville, TN 37211
4616 - 4618 Forest Ridge Drive, Hermitage, TN 37076
5240 Tusculum Court, Nashville, TN 37211
616 Kay Court, Nashville, TN 37204
1541-B Bell Road, Antioch, TN 37013
~~3320 Calais Circle, Antioch, TN 37013~~

DLS

(House Number) (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 hands this 27th day of October, 2017.

Michele Johnson

State of Tennessee
County of Rutherford

Personally appeared before me Michele Johnson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2017.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No. 14713



Exhibit A

Improved property known as: 117 Santa Fe Trail Mount, Juliet, Tn. 37122
Map/Parcel 053J A 016.00

Land in Wilson County, Tennessee, being Lot No. 15, on the plan of Rancho Acres, Section 1, as of record in Plat Bok 5, page 27, said Register's Office to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michele Johnson by Warranty Deed from Hermitage Rentals, LLC of record in Book 1197, page 2066-2067, Register's Office for Wilson County, Tennessee, dated August 3, 2006.

Improved property known as: 1541A Bell Road Nashville Tn. 37122
Map/Parcel 162-10-0209

Being Lot No. 1-A, Zone Lot Division, Lot No. 1, Bell Heights, of record in Plat Book 6250, page 578, amending Plat Book 5050, page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michele L. Johnson, unmarried by Warranty Deed from John E. Elder and wife, Mary Katherine Elder of record in Book 11459, page 297, in the Register's Office for Davidson County, Tennessee dated April 30, 1999.

Improved property known as: 1541-B Bell Road Antioch, Tennessee 37013 also know as 400 Brook View Estates Drive, Antioch, Tennessee 37013
Map/Parcel 162-10-216

Being Lot No 1B, Zone Lot Division, Lot No. 1, Bell Heights, of record in Book 6250, page 578, amending Plat Book 5050, page 59, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete description.

Being the same property conveyed to Michele L. Johnson, a single person by Warranty Deed from Dianne Carol Rottero, formerly Dianne Carol Owens and husband, Patrick A. Rottero, of record in Book 11457, pages 833-835, Register's Office for Davidson County, Tennessee dated April 30, 1999.

This property is also known as 400 Brook View Estates Drive Antioch, Tn. 37013. The said property exists on a corner lot.

Improved property known as: 3009-3011 Fieldstone Drive Antioch, Tn. 37013 Map/Parcel 150-6-088

Being Lot No. 79, on the plan of cherry Hills, Section 1-A, of record in Book 4860, page 97, Register's Office for Davidson County, Tennessee.

Said Lot no. 79 fronts 78 feed on the westerly margin of Fieldstone Drive and extends back 134 feet between parallel lines to a dead line in the rear measuring 78 feet thereon.

Being the same property conveyed to Michele L. Johnson by Warranty Deed from Don S. Anderson, Robert A. Anderson, Gary B. Anderson, and Carl V. Anderson, sole heirs of the Estate of Stanley O. Anderson of record in Book 11622, page 622, Register's Office for Davidson County, Tennessee, dated August 13, 1999.

Improved property known as: 309 Max Court, Antioch, Tennessee 37013 Map/Parcel 148-6-150.00

Being Lot No. 23A, Zone Lot Division of Lots 18 & 21 through 30, Section Four, on the Plan of Bakertown Gardens, as of record in Plat Book 6250, page 747, Amending Plat Book 6200, page 350, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michele L. Johnson by Substitute Trustee's Deed from Robert J. Notestine III, Substitute Trustees of record in Instrument No. 20110111-0002914 of record in the Register's Office for Davidson County, Tennessee, dated November 4, 2010.

Improved property known as: 311 Max Court, Antioch. Tennessee 37013 Map/Parcel 148-6-158.00

Being Lot No. 23-B, Zone Lot Division of Lots 18 & 21 through 30, Section Four, on the Plan of Bakertown Gardens, as of record in Plat Book 6250, page 747, Amending Plat Book 6200, page 350, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michele Johnson by Warranty Deed from Robert M. Glick and wife, Mitzi Glick of record in Instrument No. 19991215003464, in the Register's Office for Davidson County, Tennessee, dated December 14, 1999.

Improved property known as: 315 S. Jefferson Street Tullahoma, Tn. 37388 Map/Parcel: 127C A 009 01.000

Lying and being in the 9th Civil District of Coffee County, Tennessee, and being more particularly described as follows; Beginning at an iron pin located in the northeasterly margin of the sidewalk which runs parallel to South Jefferson Street, said iron pin being located 156.5 feet in a northwesterly direction from the north margin of Decherd Street; thence running North 36 degrees 30 minutes West along said sidewalk parallel with the margin of South Jefferson Street, 50.0 feet to a point on the said sidewalk; thence North 53 degrees 30 minutes East 120.85 feet to a point; thence south 36 degrees 30 minutes East 50.0 feet to a point; thence South 53 degrees 30 minutes West 120.85 feet to a point, the same being the point of beginning, according to a survey by James Trott dated September 15, 1983.

Being the same property conveyed to Nicole Johnson by Warranty Deed from Kenneth H. Pack and Clem A. Reese of record in Book W329, page 713, Register's Office for Coffee County, Tennessee dated August 11, 2008.

Improved property know as: 3320 Calais Circle Antioch, Tn 37013
Map/Parcel: 150-9-19.00

Land in Davidson County, Tennessee, being Lot No. 173, on the plan of Forest View Park, Section VII, as of record in Plat Book 6900, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michele Johnson by Warranty Deed from Christina B. Tew, unmarried of record in Instrument No. 20160406-0032855, Register's Office for Davidson County, Tennessee, dated March 14, 2016.

Improved property known as: 421 Dawn Drive Nashville, Tn. 37211
Map/Parcel : 133-12-177.00

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Section Two, Greenwood Hills, of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michele L. Johnson, unmarried by Quitclaim Deed from Michele L. Johnson and Phillip A Hart, tenants in common with right of survivorship of record in Instrument No. 20060508-0053298, of record in the Register's Office for Davidson County, Tennessee, dated May 2, 2006.

Improved property known as: 4616/4818 Forest Ridge Drive, Hermitage, tn. 37076
Map/Parcel 87-13-70.00

Being Lot No. 236, Valley Grove, Section 3, as shown by plat of record in Plat Book 5800, page 153, of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a core complete and accurate description of said lot,

Being the same property conveyed to Michele Johnson, unmarried by Warranty Deed from Kenneth N. Faircloth of record in Instrument No. 20060707-0082045, Register's Office for Davidson County, Tennessee, dated June 23, 2006

Improved property known as: 5240-5242 Tusculum Court, Nashville, Tn. 37211
Map/Parcel: 162-6-191.00

Being Lot No. 190, on the Plan of Fair Oaks, Section Two of record in Plat Book 4460, pages 52-53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michele L. Johnson, an unmarried person by Warranty Deed from Thomas L. Norton and wife, Geneva H. Norton of record in Instrument No. 20001114-0112727, Register's Office for Davidson County, Tennessee, dated November 10, 2000.

Improved property known as: 616 Kay Court Nashville, Tn. 37204
Map/Parcel 133-12-311.00

Land in Davidson County, Tennessee, being Lot No 53, on the plan of Section Three, Addition to Greenwood Hills, of record in Book 5200, page 33, Register's Office for said County.

Said Lot No. 53 fronts 35.0 feet on the westerly margin of Kay Count and extends back 142.70 feet on the northerly line and 153.99 feet on the southerly line to a broken line in the rear, measuring 156.74 feet thereon.

Being the same property conveyed to Michel L. Johnson by Warranty Deed from Mutaber K. Dorani of record in Instrument No. 200002290019842 Register's Office for Davidson County, Tennessee, dated February 28, 2000