3)

Bill Garrett Davidson County
Batch# 28316 DEEDWARR
11/20/2017 03:13:39 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20171120-0119125

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03 15 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00

Lisa Selland
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF NOVEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9271

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
David Pearson Homes, LLC	David Pearson Homes, LLC	043-11-0-128.00
128 McArthur Drive	4094 Hillsboro Pike #203	
Madison, TN 37115	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TINA MANDERSON AND ANGELA SADLER AND ANGELA SADLER AS EXECUTOR OF THE ESTATE OF RANDALL NATHAN SACKETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID PEARSON HOMES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 128 McArthur Drive, Madison, TN 37115

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 17th day of November, 2017.

Tina Manderson by Angela Sadler, attorney in fact

Tina Manderson by Angela Sadler , attorney in fact, Beneficary under the will of Randall Nathan Sackett, Probate Docket #17P1569, in Circuit Court of Davidson County, Tennessee (Probate Division).

Angela Sadler

Angela Sadler ,Beneficary under the will of Randall Nathan Sackett,Probate Docket #17P1569, in Circuit Court of Davidson County, Tennessee (Probate Division).

Angela Sadler

Angela Sadler ,Executor of the Estate of Randall Nathan Sackett,Probate Docket #17P1569, in Circuit Court of Davidson County, Tennessee (Probate Division).

STATE OF TENNESSEE
COUNTY OF Davidson

On the 17th day of November, 2017, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Angela Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Tina Manderson for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Tina Manderson.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires: 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03 15 2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Angela Sadler individually and as the Executor of the Estate of Randall Nathan Sackett , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of November, 2017.

Notary Public
My Commission Expires: 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03 15 2020

file # 17-9271

17-9271

EXHIBIT A - LEGAL DESCRIPTION

A certain tract of Land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 81 of an unrecorded Plan in, Block 1 of a recorded Plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates. Said Lot No. 81 begins at a point 77 feet South of the Southeast corner of DuPont Avenue and McArthur Drive; thence Southwardly along the Easterly margin of McArthur Drive 50 feet to the common corner of Lots Nos. 81 and 82; thence with the line between Lots Nos. 81 and 82, Eastwardly 150 feet to the common corner of Lots Nos. 81, 82, 19, 20; thence Northwardly 50 feet to a point; thence Eastwardly 150 feet to the point of beginning.

Being the same property conveyed by Executor's Deed from Randall Nathan Sackett*, as Executor of the Estate of Barbara Ann Jackson, deceased to Randall Nathan Sackett, individually, as recorded on the 3rd day of August, 2017 in Instrument No. 20170803-0079373; Letters Testamentary in Probate Docket #17P1569 for Randall Nathan Sackett Estate; Warranty Deed from James O. Jones and wife, Mary W. Jones to Barbara Ann Jackson, a single person, as recorded on the 3rd day of May, 1991 in Deed Book 8344, Page 789 and Letters Testamentary in Probate Docket #17P1099 for Barbara Ann Jackson, in the Register's Office of Davidson County, Tennessee.

*Randall Nathan Sackett having since died on August 7, 2017. Pursuant to the will of Randall Nathan Sackett, Tina Manderson, and Angela Sadler, being named the sole recipients of the property described herein in Probate Docket #17P1569, in Circuit Court of Davidson County, Tennessee (Probate Division).

This instrument is being executed in behalf of Tina Manderson and Angela Sadler pursuant to a power of attorney executed by the same, and being filed for in Instrument # 20171120-0119124, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1130, Page(s) 37, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.