Bill Garrett Davidson County
Batch# 30696 DEEDWARR
11/28/2017 02:58:27 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20171128-0121372

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of November, 2017. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon Thornberry	New Owner	
718 McFerrin Avenue		04212006600
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RANDALL L. THOMPSON, JR., UNMARRIED AND INGRID CHERIE VOGELFANGER, UNMARRIED, AS THE HEIRS AT LAW AND BENEFICIARIES OF THE ESTATE OF NITA CHERIE SADLER, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON THORNBERRY, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 17th, formerly the 19th Civil District of Davidson County, Tennessee, being the north part of Lot NO. 8 in the division of the lands of Edmond Goodrich, as of record in Book "G", page 413, County Court of Davidson County, Tennessee, described according to a survey of H. Gee, Surveyor, dated March 15, 1958, as follows:

Beginning at an iron pin in the southeast corner of the intersection of Halls Lane (Old Hickory Boulevard) and Donna Drive; thence in an easterly direction with the southerly margin of said Halls Lane around a curve having a radius of 5705 feet, a distance of 119.82 feet to a point; thence continuing with the margin of said Lane south 87 degrees, 48' east a distance of 167.33 feet to a point; thence south 3 degrees, 11' west along an old fence line a distance of 216.90 feet to an iron pin; thence north 87 degrees 47' west a distance of 287.1 feet to an iron pin in the easterly margin of Donna Drive; thence north 3 degrees 11' east with the easterly margin of Donna Drive, a distance of 215.66 feet to the beginning.

Less and except that property described in Book 5051, page 949.Being a portion of the same property conveyed to Harry H. Sadler and wife, Maxine G. Sadler by Warranty deed from Sidney D. Mason and wife, Dale W. Mason of record in Book 3308, page 397 Register's Office for Davidson County, Tennessee, dated September 12, 1961 and recorded on November 1, 1961.

Maxine Graves Sadler died May 19, 2006 having been predeceased by Harry H. Sadler. She left her property to her two daughters Cherie Sadler and Anne Kimberly Sadler in Will probated at Docket No. 09P836 in the Probate Court of Davidson County, Tennessee.

Being a portion of the same property conveyed to Cherie Sadler by Quitclaim deed from Ann Kimberly Sadler of record in Instrument No. 20070604-0066081 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 4, 2007.

Nita Cherie Sadler died August 25, 2017, Petition for Intestate Administration and Granting of Letters of Administration recorded at Docket No. 17P1595 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) names heirs Randall L. Thompson Jr. and Ingrid Cherie Vogelfanger.

Being also known as 425 Old Hickory Blvd. aka 91 Donna Dr. Madison, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 435 Old Hickory Blvd. (aka 91 Donna 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of November, 2017.

Estate of Nita Cherie Sadler, Deceased

Randall L. Thompson, Jr.

Ingrid Cherie Vogelfanger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Randall L. Thompson, Jr., as Heir and Beneficiary of the Estate of Nita Cherie Sadler, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of November, 2017.

Notary Public

My Commission Expires:

STATE OF COLORADO
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ingrid Cherie Vogelfanger, as Heir and Beneficiary of the Estate of Nita Cherie Sadler, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of November, 2017.

Notary Public

My Commission Expires: 8/5/19

S. SNYDER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034026007
My Commission Expires August 5, 2019

Nita Cherie Sadler died August 25, 2017, Petition for Intestate Administration and Granting of Letters of Administration recorded at Docket No. 17P1595 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) names heirs Randall L. Thompson Jr. and Ingrid Cherie Vogelfanger.

Being also known as 425 Old Hickory Blvd. aka 91 Donna Dr. Madison, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 435 Old Hickory Blvd. (aka 91 Donna 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of November, 2017.

Estate of Nita Cherie Sadler, Deceased

Randall L. Thompson, Jr.

Ingrid Cherie Vogelfanger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Randall L. Thompson, Jr., as Heir and Beneficiary of the Estate of Nita Cherie Sadler, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of November, 2017.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 1, 2018

Notary Public

My Commission Expires:

STATE OF COLORADO
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ingrid Cherie Vogelfanger, as Heir and Beneficiary of the Estate of Nita Cherie Sadler, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of November, 2017.

Notary Public

My Commission Expires: