WARRANTY DEED

File #17363

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/5/2019

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF GUMNER

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell S. Sturdivant	New Owner	13600004700
(NAME)	(NAME)	
1207 Heron Pointe Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 30983 DEEDWARR
11/29/2017 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20171129-0121774

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sturdivant Group, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendell S. Sturdivant, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book J, page 170, County Court for said County, described as follows:

Beginning in the center of the new part of Smith Springs Road at a point which is the northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L.T. Stevens and wife, of record in Book 2856, Page 347, said Register's Office; said point being the northwest corner of the property herein conveyed; thence with the center of said road, easterly eighty feet; thence South 9 degrees 25 minutes West 136.3 feet to a point; thence North 87 degrees West 85 feet to a point which is the southeast corner of said Bruce property; thence North 11 degrees 20 minutes East 149.7 feet to the point of beginning.

Included in the above description but expressly excluded from this transaction is the property deeded to Metropolitan Government of Nashville & Davidson County, by Deed from William B. Jones and wife, Robin H. Jones, of record in Book 8429, page 441, said Register's Office.

Being the same property conveyed to The Sturdivant Group, Inc. by Quitclaim Deed from Sturdivant Property Pros, PLLC, a Tennessee Professional Limited Liability Company dated March 9th 2017 and recorded March 24th 2017 of record in Instrument No. 20170324-0028828, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sturdivant Property Pros, PLLC, a Tennessee Professional Limited Liability Company, by Quitclaim Deed from Lydia Cameron dated November 2, 2016 and recorded November 4th 2016 of record in Instrument No. 20161104-0117289, in the Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Lydia Cameron by Warranty deed from Amanda Dean, as Trustee of The Smith Springs Trust, dated April 29th 2016 and recorded May 4th 2016 of record in Instrument No. 20160504-0043898, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2649 Smith Springs Road, Nashville, TN 37217

(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 hand this 3rd day of October, 2017.

Sturdivant Group, Inc.

BY: _____

Wendell Sturdivant

It's: President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Wendell Sturdivant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Sturdivant Group, Inc., the within named bargainor, a Tennessee corporation and that he, as such President executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal this 3rd day of October, 2017.

Notary Public _____

My Commission Expires:

11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017