THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 33119 DEEDWARR
12/05/2017 08:44:24 AM 2 pgs
Fees: $13.00 Taxes: $490.25

20171205-0123680

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
SARA HOMES, LLC 269 Haywood Lane Antioch, Tennessee 37211	Same	147-04-0-180.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD P. JAMES AND WIFE, DEBORAH F. JAMES,** have this day bargained and sold, and do hereby transfer and convey unto the said **SARA HOMES, LLC, a Tennessee Limited Liability Company,** its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 95-B, as shown on the map entitled the Plan of Zone Lot Division Lot 95, Beverly Height, Section Two, of record in Book 6250, page 842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD P. JAMES AND WIFE, DEBORAH F. JAMES, by deed from CITIBANK, N.A., TRUSTEE, of record in Instrument No. 20040326-0034160, dated February 8, 2004, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $132,500.00.
Subscribed and sworn to before me,
this 1 of December, 2017.
My Commission Expires: 6/15/19

Affiant

Notary Public

This is improved property located at 4810-B Torbay Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

GREGG S. TRAVIS NOTARY PUBLIC TENNESSEE STATE OF CHEATHAM

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 1 day of December, 2017.

RONALD P. JAMES

DEBORAH F. JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **RONALD P. JAMES and DEBORAH F. JAMES,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 1 day of December, 2017.

Notary Public

My Commission Expires: 6/15/19

