Name and Address of New Owner:
Hilary Bell and Zachary Kaufhold
2549 Hibbitts Road
Nashville, TN 37214

Send Tax Statements To:
Hilary Bell and Zachary Kaufhold
2549 Hibbitts Rd.
Nashville TN 37214

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17111396

Map and Parcel: 095 08 0 184.00

WARRANTY DEED

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, **Deborah Sanderson**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Zachary Kaufhold, unmarried and Hilary Bell, unmarried, as tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 97, Plan of Woodberry Park, according to survey and plat of same appearing of record in Plat Book 2133, page 117-119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Deborah Sanderson by Warranty Deed filed for record on January 22, 2015 in Instrument Number 20150122-0006421, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth per Plat Book 2133, page 117-119, said Register's Office.

This conveyance is further subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2549 Hibbitts Road, Nashville, TN 37214

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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.

Bill Garrett Davidson County
Batch# 33325 DEEDWARR
12/05/2017 11:30:51 AM 2 pgs
Fees: $13.00 Taxes: $721.13
20171205-0123945

WITNESS my hand this 30th day of November, 2017.

Deborah Sanderson

Deborah Sanderson

State of Tennessee

County of Rutherford

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

Witness my hand and seal this 30th of November, 2017.

Notary Public
My Commission Expires: 5.14.19

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $194,900.00.

Affiant Signature

Subscribed and sworn to before me, this 30th day of November, 2017.

Notary Public
My Commission Expires: 3/2/21

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY