Bill Garrett Davidson County
Batch# 37015 DEEDWARR
12/14/2017 10:44:35 AM 2 pgs
Fees: $13.00 Taxes: $636.40
20171214-0127501

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of December, 2017, by and between Sheila Wilkinson-Sanders, party of the first part, and AUNDREA J. PORTER party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Haynies Cumberland Heights of record in Plat Book 57, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Sheila Wilkinson-Sanders by virtue of that certain Warranty Deed dated January 11, 2008, and being of record at Instrument No. 20080115-0004697 in the amount of $102,000.00 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not her primary residence.

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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 57, Page 170 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sheila Wilkinson-Sanders

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sheila Wilkinson-Sanders, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 06 day of December, 2017.

Notary Public

My Commission Expires: 3.19.21

AMANDA BROWN
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 19, 2021

Property Owner & Address: Diana G. Mangrum & Robert L. Gaddis, Jr.

Tax Parcel No 07110020300

Property Address: 1302 Brick Church Pike
Nashville, TN 37207

MAIL TAX
BILLS TO: Same address

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $172,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of December, 2017.

Notary Public

My Commission Expires: 10-11-21

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY