WARRANTY DEED

Bill Garrett Davidson County
Batch# 41694 DEEDWARR
12/27/2017 01:07:25 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20171227-0131264

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-23-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth K. Sanders Ralph	Caliber Home Loans, Inc.	051-14-0-A-025.00 CO
(NAME)	(NAME)	
2121 Golden Oak Lane	3701 Regent Blvd., Suite #180	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **James M. Trotter and Kathryn E. Trotter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth K. Sanders Ralph and Allan M. Ralph, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Final Subdivision Plat, Oakwood Estates, of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to James M. Trotter and Kathryn E. Trotter, husband and wife, by Warranty Deed from Cheryl Terry Miller and Michael Herbert Terry of record in Instrument No. 20130626-0065898, dated June 21, 2013, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2121 Golden Oak Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the Plat of record in Instrument No. 20000505-0045404; Restrictions of record in Instrument No. 20000713-0069428 and Instrument No. 20001002-0096900; Charter of Oakwood Estates Homeowners Association of Nashville, Inc. of record in Instrument No. 20000807-0078337; Easement for sewer of record in Book 6807, page 654; Stormwater Detention Agreement of record in Instrument No. 20000127-0008714; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 18th day of December, 2017.

James M. Trotter

Kathryn E. Trotter

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James M. Trotter and Kathryn E. Trotter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of December, 2017.

Notary Public
My Commission Expires: _____

File No.: 26669

