Bill Garrett Davidson County
Batch# 43536 DEEDWARR
01/02/2018 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20180102-0000529

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Adam Brock
1111 Bell Grimes Lane
Nashville, TN 37207

**SEND TAX BILL TO:**
New owner

**MAP/PARCEL 041-12-0-013.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joyce L. Sanders and husband, Virnie J. Sanders, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Adam J. Brock, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section I, Bellshire Estates of record in Plat Book 2133, Page (s) 124 and 125, 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 the same property conveyed to Joyce L. Sanders, and husband, Virnie J. Sanders by Warranty deed from Gamble Williams and Ursula Amber Williams (formerly known as U. Amber Ballard), husband and wife of record in Book 11615, page 881, Register's Office for Davidson County, Tennessee, dated August 03, 1999 and recorded on August 11, 1999.**

This is improved property known as: **1111 Bell Grimes Lane, Nashville, Tennessee 37207.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of December, 2017.

**WITNESS MY HAND** on this the 28th day of December, 2017

Joyce L. Sanders

**Joyce L. Sanders**

Virnie J. Sanders

**Virnie J. Sanders**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joyce L. Sanders and Virnie J. Sanders,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of December, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of December, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170967

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

