Bill Garrett Davidson County
Batch# 46511 DEEDWARR
01/10/2018 09:44:53 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180110-0003185

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2018.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 17-0697D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joe K. Sanders and Karen J. Sanders; husband and wife (NAME)	New Owner (NAME)	12-146
1904 Baker Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Michael Spencer Palmer, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe K. Sanders and Karen J. Sanders, husband and wife,** 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, being Tract No. 4 described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986, as follows:

Beginning at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of a tract of land which belongs to Annie Mae Tarpley, having a deed reference in Deed Book 6484, page 605, Register's Office for Davidson County, Tennessee, as follows: N 74 degrees 33' 48" W, 50.00 feet to an iron pin; thence N 74 degrees 07' 22" W, 50.00 feet to an iron pin; thence N 56 degrees 23' 14" W, 50.00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows, S 51 degrees, 29' 45" W, 1204.83 feet to an iron pin; thence N 18 degrees 56' 09" W, 150.00 feet to an iron pin; thence East N 33 degrees 47' 51" E 878.91 feet to an iron pin; thence N 66 degrees 55' 05" E, 213.43 feet to an iron pin in the south margin of Baker Road; thence with the south margin of Baker Road; thence with the south margin of Baker Road, S 56 degrees 05' 47" E, 369.04 feet to the point of beginning, containing 7.61 acres as surveyed by Kessinger & Associates, September 12, 1986.

BEING the same property conveyed to Michael Spencer Palmer from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C., by Deed dated October 25, 2001, as Instrument No. 20011107-0122151, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 7034, page 25, Register's Office for Davidson County, Tennessee.

2. Driveway Easement as recorded in Book 8313, page 45, Register's Office for Davidson County, Tennessee.

3. Easement for Water Main and Appurtenances as recorded in Book 7316, page 89, Register's Office for Davidson County, Tennessee.

4. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1904 Baker Road, Goodlettsville, TN 37072.

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. 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 my/our hand(s) this 8th day of January, 2018.

Michael Spencer Palmer

January 08, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Spencer Palmer, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of January, 2018.

My Commission Expires: June 22, 2021

Notary Public

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066