Bill Garrett Davidson County
Batch# 68083 DEEDWARR
03/13/2018 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $751.10
20180313-0023520

WARRANTY DEED

DILLS-H18053

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF March, 2018.

Notary Public

(Affix Seal)

My Commission Expires: OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brianna Dills	NEW OWNER'S	043.12-0-056.00
126 Vandiver Drive		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANG HOMES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRIANNA DILLS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a parcel of land situated in the Second Civil District of Metropolitan-Nashville, Davidson County, Tennessee, and being a part of the East part of Lot 9, Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey by R.L. Montoya Land Surveying, Inc.

Beginning at an iron rod in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this herein described parcel; thence leaving said margin North 53 degrees 20 minutes 48 seconds East and passing a witness rod at 107.10 feet for a total distance of 178.50 feet to a point in the southwesterly boundary of the Dept. of U.S. Army Corps of Engineers Property (Cumberland River); thence running with said boundary line South 45 degrees 06 minutes 27 seconds East 50.55 feet to a point; thence South 53 degrees 20 minutes 48 seconds West and passing a witness rod at 71.40 feet for a total distance of 185.60 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with said drive North 37 degrees 02 minutes West 50.00 feet to the point of beginning.

Being the same property conveyed to ANG Homes, Inc. by deed from Lori M. Hartsell of record at 20180131-0009704, recorded on 01/31/2018, Register's Office for Davidson County, Tennessee.

Then, being the same property conveyed to Brianna Dills, a single woman by Deed from ANG Homes, Inc. dated 3/12/2018 on _____, Instrument # _____, Book _____, Page _____Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 126 Vandiver Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 12th day of March, 2018 :

ANG Homes, Inc by Alexandra Terry, President

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Alexandra Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **President** of ANG Homes, Inc, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Alexandra Terry as **President**.

Witness my/our hand(s) this 12 day of March, 2018.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

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)

