WARRANTY DEED

Bill Garrett Davidson County
Batch# 71683 **DEEDWARR**
03/21/2018 01:03:24 PM 2 pgs
Fees: $13.00 Taxes: $1,872.20

20180321-0026749

M-VRES-18-100

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Ambler and Laura Ambler	**SWBC Mortgage**	
(NAME)	(NAME)	**142-15-0B-015.00-CO**
100 Belle Glen Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Antonio, TX 78216**	
(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 consideration, the receipt of which is hereby acknowledged, **ANDREA HELENE SANDEFUR AND ROBERT BRANDON SANDEFUR, WIFE AND HUSBAND,** hereinafter called the Grantors, has/have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY AMBLER AND LAURA AMBLER, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Second Amendment of Belle Wood Glen of record in Plat Book 6900, Page 190, 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 Andrea Helene Sandefur and Robert Brandon Sandefur, wife and husband by Warranty deed from Larry R. Crane, unmarried of record in Instrument No. 20171023-0108471 Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 23, 2017.

This conveyance is subject to:

- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 6900, Page 190, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6707, Page 290, as amended in Book 6980, page 562, Book 7121, page 5 and Book 9017, page 797, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7145, Page 312 and Book 8339, page 617, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 9981, Page 182, and Instrument No. 20100401-0024631, in the Register's Office for Davidson County, Tennessee.
- Abandonment of Public Utilities and Drainage Easement Dedication of record in Instrument Number 20100929-0077428, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 9981, Page 168, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Belle Glen Drive, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MARCH, 2018.

Andrea Helene Sandefur by Robert Brandon Sandefur, Attorney-in-Fact

Robert Brandon Sandefur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BRANDON SANDEFUR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREA HELENE SANDEFUR, and who acknowledged he executed the same as the free act and deed of the said ANDREA HELENE SANDEFUR.

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public

My Commission Expires: 1-3-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public

My Commission Expires: 1-3-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212