WARRANTY DEED

Bill Garrett Davidson County
Batch# 76900 DEEDWARR
04/06/2018 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20180406-0032494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$849,900.00~~ $349,900.00

Catherine Reen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF April, 20 18.

Notary Public

MY COMMISSION EXPIRES: 11/6/19
(AFFIX SEAL)

KAREN S. FELTS
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-6-2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Reen and Mark Sandidge	Same as new own	
(NAME)	(NAME)	
241 Burgandy Hill Road		172-12-A 134 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **AMANDA W. LANSDALE AND HUSBAND, JOSHUA LANSDALE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE REEN, AN UNMARRIED WOMAN, AND AND MARK C. SANDIDGE, AN UNMARRIED MAN,** 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 Lot No. 94 on the Plan of Section Nine, Bradford Hills, of record in plat Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amanda W. Lansdale and husband, Joshua Lansdale, by deed from William A. Albaugh V and wife, Tara Albaugh, of record in Instrument No. 20130731-0079498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 241 Burgandy Hill Road, Nashville, TN 37211
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of April, 2018

AMANDA W. LANSDALE

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

JOSHUA LANSDALE

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of April, 2018, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Amanda W. Lansdale and Joshua Lansdale and acknowledged that he executed the same as the free act and deed of Amanda W. Lansdale and Joshua Lansdale.

Witness my hand and official seal this 5th day of April, 2018.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 4, 2018

True Copy Certification

I, Karen S. Felts, 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 Dickson

Personally appeared before me, Charlotte A. Burbank, a notary public for this county and state, Karen S. Felts 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:

{Notary' Seal}

