return to
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
12976

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

R-KW-18-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Carter P Sangrey
Affiant

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

Notary Public

MY COMMISSION EXPIRES: (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)
Carter P. Sangrey and Darby Sangrey	Churchill Mortgage	
(NAME)	(NAME)	
212 Blackman Road	761 Old Hickory Blvd #400	147-06-0-131.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JESSICA BLACK HART, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARTER P. SANGREY AND DARBY SANGREY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/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. 2 on the Plan of Revised Plan of Caldwell Hall, Section I of record in Plat Book 2900, Page (s) 57 through, 59 inclusive, 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 Jessica T. Black, a single woman by Warranty Deed from James W. Bakke, married, and David R. Eby, married of record in Instrument No. 20150630-0062992 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 30, 2015.

The said Jessica T. Black having since married and now being known as Jessica Black Hart.

The above-described property is not the marital or primary residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 2900, Page (s) 57 through, 59 inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1778, Page 108, Book 2929, page 117 and Book 2997, page 93, 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: **212 Blackman Road, Nashville, Tennessee 37211**.

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.

Bill Garrett Davidson County
Batch# 80996 **DEEDWARR**
04/16/2018 10:27:12 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20180416-0035408

Witness my/our hand(s) this the 12th DAY OF APRIL, 2018.

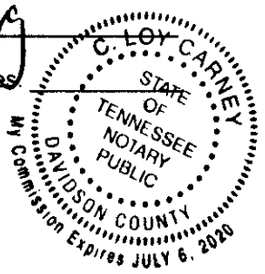
Jessica Black Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA BLACK HART, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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Nashville, TN 37212