Bill Garrett Davidson County
Batch# 81821 DEEDWARR
04/17/2018 10:32:55 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180417-0036041

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isabel Claire Landers	Pinnacle Bank	097020A10500CO
(NAME)	(NAME)	
3808 Hoggett Ford Rd.	150 3rd Ave. S., Ste 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37201	
(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, **Heather L. Burse**, **A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISABEL CLAIRE LANDERS, A SINGLE WOMAN, AND VADEN C. LANDERS AND ANGELA L. LANDERS, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 206 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather L. Burse, a single woman by Warranty Deed dated 09/27/2013 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 201310030103778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3808 Hoggett Ford Rd., Hermitage, TN 37076
(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 our hands this 13th day of April, 2018.

Heather L. Burse

Heather L. Burse

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Heather L. Burse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2018.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE