Bill Garrett Davidson County
Batch# 83604 DEEDWARR
04/23/2018 10:06:35 AM 2 pgs
Fees: $13.00 Taxes: $658.60
20180423-0037847

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April 2018.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard Spencer	Trident Realty Investments	147-06-0-195.00
221 Blackman Road	17103 Preston Road, Suite 250	
Nashville, TN 37211	Dallas, TX 75248	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Henry H. Sanders and spouse, Yvette L. Sanders,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Richard Spencer,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the plan of Section One Caldwell Country Estates, of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 104.98 feet on the westerly side of Blackman Road and runs back 341.8 feet on the northerly line and 325 feet on the southerly line to a dead line in the rear on which it measures 59 feet.

Being the same property conveyed to Henry H. Sanders and spouse, Yvette L. Sanders by Warranty Deed from George W. Cole and spouse, Bonnie D. Cole dated July 20, 1994 of record in Book 9414, page 856, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **221 Blackman Road, Nashville, TN 37211.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 2663, pages 68 and 69; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 2802, page 369, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this the 20th day of April, 2018.

Henry H. Sanders

Yvette L. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry H. Sanders and Yvette L. Sanders,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of April, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018025739