WARRANTY DEED

Bill Garrett Davidson County
Batch# 85911 DEEDWARR
04/27/2018 01:44:46 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20180427-0039948

B-RTE-18-846

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Achiever Development, LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	**118-10-205.00** **118-10-206.00**
4015 Travis Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ADRIAN MICHAEL WILSON, UNMARRIED AND RONALD LEONARD SANFORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 1 on the Plan of Block "E" a Resubdivision of Lots 16, 17 and portions of 15 and 18, Battlefield Estates, Section Two, as shown in Plat Book 5190, Page 638, Register's Office for said County, and the westerly one-half of Lot 18 of Block "E" on the Map of Battlefield Estates, Section Two, as shown in Plat Book 843, Page 108, Register's Office for said County.

Being the same property conveyed to Adrian Michael Wilson, an unmarried man, and Ronald Leonard Sanford, an unmarried man, as tenants in common with right of survivorship, by Quitclaim Deed from Adrian Michael Wilson, recorded April 7, 2016 in Instrument No. 20160407-0033552; further being the same property conveyed to A. Michael Wilson by Quitclaim Deed from Schallen, Inc., a Tennessee corporation, recorded April 24, 2009 in Instrument No. 20090424-0037285 and further being the same property conveyed to Schallen, Inc. by Warranty Deed from Victory Home Builders, LLC, recorded November 17, 2006 in Instrument No. 20061117-0143170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 5190, Page 638 and Book 843, Page 108, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2018, a lien not yet due and payable.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3932, Page 795, 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: **846 & 850 Sutton Hill Road, Nashville, Tennessee 37204**.

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 my/our hand(s) this the 24th DAY OF APRIL, 2018.

Adrian Michael Wilson by Loy Carney, Attorney in Fact

Adrian Michael Wilson by Loy Carney, Attorney in Fact

Ronald Leonard Sanford by Loy Carney, Attorney in Fact

Ronald Leonard Sanford by Loy Carney, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, 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 ADRIAN MICHAEL WILSON AND RONALD LEONARD SANFORD, and who acknowledged he/she/they executed the same as the free act and deed of the said ADRIAN MICHAEL WILSON AND RONALD LEONARD SANFORD.

Witness my hand and official seal, this the 24th of April, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

A/K/A
Ronald L Sanford

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