Return to:
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13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Sanders	New Owner	095120A19300CO
(NAME)	(NAME)	
2621 Hibbitts Rd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 90718 DEEDWARR
05/10/2018 10:26:19 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180510-0044838

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Janice C. Robertson, an unmarried person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Sanders,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19, on the plan Final Plat of Lakeland, Phase Two, Section Two, or record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Janice C. Robertson, unmarried, by Warranty Deed from Gil Smith d/b/a Precision Homes, of record in Book 9175, Page 244, in the Register's Office of Davidson County, Tennessee, dated November 24, 1993 and recorded on December 3, 1993. (Value or consideration as shown in the aforementioned deed is $61,900.00)

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 2621 Hibbitts Road, Nashville, TN 37214.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2621 Hibbitts Rd. Nashville TN 37214
(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 05/16/18.

Janice C Robertson
Janice C. Robertson

STATE OF Mississippi

COUNTY OF George

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Janice C.Robertson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 05/07/18.

STATE OF MISSISSIPPI
JESSICA L. WELFORD
ID# 91708
NOTARY PUBLIC
Comm. Expires
Nov. 17, 2020
GEORGE COUNTY

Jessica Welford
Notary Public

My Commission Expires: