# WARRANTY DEED

Bill Garrett Davidson County
Batch# 92420 DEEDWARR
05/14/2018 04:05:04 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20180514-0046104

STATE OF _____
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

SUBSCRIBED AND SW
OF _____, 20_

MY COMMISSION EXP

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
$ 120,000
Deona M. Sadler, **Affiant**
**Subscribed and sworn before me this the**
14 **Day of** May, 2018.
Brandi Wells, **Deputy Register**

**THIS INSTRUMENT WAS PREPARED BY**
GRE, LLC 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Philip C. Sadler and Deona M. Sadler | New Owner | 04900025600 |
| (NAME) | (NAME) | |
| 3437 Knight Dr | | |
| (ADDRESS) | (ADDRESS) | |
| Whites Creek TN 37189 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**GRE, LLC**
**("the Grantors")**

hereinafter referred to as Grantor, by these presents does hereby remise, release and convey unto

**Philip C. Sadler and Deona M. Sadler, husband and wife**
**("the Grantee")**

hereinafter referred to as Grantee, all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of Subdivision of part B.F. Sanders Land, not of record, described according to survey made by W.G. Omohundro, Surveyor, dated October 18, 1939, as follows:

BEGINNING in the center of Ewing Road at point 350 feet south of B.F. Sanders original N.W. corner, said point being the corner Lots 7 and 8; thence with the line between said two lots, south 87" 30' East 170 feet; thence South 4" 45' West 50 feet to the corner of Lots 8 and 9; thence with the line between said two lots, north 87" 30' West 170 feet to the center of Ewing Road; thence with the center of said road, North 4" 45' East 50 feet to the beginning.

Current Source of Title: # 20180207-0012467

This conveyance is subject to: 1) Current years taxes which have been 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 property known as **3437 Knight Dr, Whites Creek TN 37189**

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 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 on 14th day of May 2018.

B. Gainous, Chief Manager

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian Gainous, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of GRE, LLC the within named bargainor, and he as such Managing Member being authorized to do so, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of GRE, LLC by himself as Managing Member

Witness my hand and official seal at Springfield, Tennessee, this 14th day of May, 2018

Notary Public
Commission Expires: 10-29-18

John R. Stewart
State of Tennessee Notary Public
Robertson County