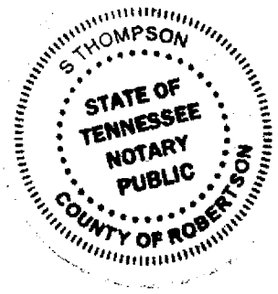
Bill Garrett Davidson County
Batch# 102161 DEEDWARR
06/08/2018 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20180608-0055120

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this the 29th day of May, 2018. Notary Public My commission expires: 12.03.19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John W. Gifford Becca Henrichs	Wells Fargo Bank	
2761 Lower Walkers Creek Road	PO Box 11701	017-00-0-209-00
Goodlettsville, TN 37072	Newark, NJ 07101-4701	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGELA SANDERSON AND KELLI SANDERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. GIFFORD, A SINGLE PERSON, AND BECCA HENRICHS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE WEST SIDE OF LOWER WALKERS CREEK ROAD, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY WAYNE S. COOPER, SR., SURVEYOR, OCTOBER 17, 1970, CERTIFICATE NO. 17, AS FOLLOWS:

BEGINNING AT A FENCE, THE ORIGINAL NORTHWEST CORNER OF THE BINKLEY PROPERTY AND AN IRON PIN; THENCE SOUTH 85 DEG. 00' EAST 311.8 FEET TO AN IRON PIN; THENCE SOUTH 24 DEG. 30' EAST 341 FEET TO AN IRON PIN ON THE MARGIN OF LOWER WALKERS CREEK ROAD, SOUTH 46 DEG. 00' WEST 165.8 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD NORTH 49 DEG. 00' WEST 264 FEET TO AN IRON PIN; THENCE SOUTH 8 DEG. 30' WEST 161 FEET TO AN IRON PIN; THENCE NORTH 89 DEG. 00' WEST 152 FEET TO AN IRON PIN AND THE ROBERT M. SMITH PROPERTY; THENCE NORTH 5 DEG. 00' EAST' 436.7 FEET TO THE POINT OF BEGINNING, CONTAINING 3.2 ACRES, MORE OR LESS.

Being the same property conveyed to Kelli Sanderson and Angela Sanderson by warranty deed from Gordon G. Howey, Jr., unmarried of record in Instrument No. 20150617-0057900 Register's Office for Davidson County, Tennessee, dated 06/11/2015 and recorded on 06/17/2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2761 Lower Walkers Creek Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2018.

Angela Sanderson

Kelli Sanderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela Sanderson and Kelli Sanderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

