30892-8 Box 14

Bill Garrett Davidson County
Batch# 106397 DEEDWARR
06/19/2018 10:42:48 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20180619-0058837

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018.

Anne Cyer
Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara N. Landing John H. Landing	SWBC Mortgage Corp.	095-07-0-043.00
(NAME) 234 Blue Hills Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78216	
(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 considerations, the receipt of which is hereby acknowledged, we, **William Daniel Darnell and wife, Elizabeth Anne Darnell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sara N. Landing and John H. Landing, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee being Lot No. 178 on the Plan of Merry Oaks, of record in Plat Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Daniel Darnell and wife, Elizabeth Anne Darnell by Quitclaim Deed from William Daniel Darnell, dated 04/25/2012, recorded 05/03/2012, of record in Instrument No. 20120503-0038007; and being the same property conveyed to William Daniel Darnell by Quitclaim Deed from Essie P. Walcott, dated 05/18/2006, recorded 05/22/2006, of record in Instrument No. 20060522-0059474; and further being the same property conveyed to George F. Walcott and wife, Essie P. Walcott by Quitclaim Deed from Albert L. Windle and wife, Anne C. Windle, dated 11/23/1959, recorded 11/23/1959, of record in Book 2995, Page 3, in the Register's Office for Davidson County, Tennessee. The said George F. Walcott died on 02-08-1998, leaving the said Essie P. Walcott the sole surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1835, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 1855, Page 377 and Amended of record in Book 1876, Page 264, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 234 Blue Hills Drive, 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 GRANTEE(S), their heirs and/or 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/or 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 this 15th day of June, 2018.

William Daniel Darnell

Elizabeth Anne Darnell

State of Tennessee
County of Wilson

Personally appeared before me William Daniel Darnell and Elizabeth Anne Darnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2018.

Notary Public
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122