Bill Garrett Davidson County
Batch# 106458 DEEDWARR
06/19/2018 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20180619-0058929

WARRANTY DEED

2018-1179

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of June, 2018.

Notary Public

(Affix Seal)

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark Moehlmann 640 Battle Road Nolensville, TN 37135	New Owner 501 Mer Rouge Ct. Nolensville, TN 37135	18800002800

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, I/we, **Elsie B. Sandefur, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mark Moehlmann**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Beginning at a point in the center line of Battle Road, said point being the common corner of the is tract and the Don Piercy property described in Deed Book 6645, page 325, Register's Office for Davidson County, Tennessee; thence, North 84 degrees 41' 11" West 1,091.30 feet to a point; thence, South 09 degrees 2' West 400 feet to a point; thence, South 84 degrees 41' 11" East 1,09.30 feet to a point in the center of Battle Road; thence, North 09 degrees 2' East 400 feet to the point of Beginning , being 10 acres, plus or minus.

Included in the above described parcel but specifically excluded from this conveyance is the following parcel:

Land in Davidson County, Tennessee, being a tract of land described according to a survey by John D. McCormick in April 14, 1990, as follows:

A tract of land, being the Doris S. Faircloth property situated in the 2nd Civil District of Davidson County, Tennessee, and recorded in Book 6798, page 491, said Register's Office, and described as follows:

Beginning at a railroad spike in the center line of Battle Road, said point being a common corner of the described tract and the Georgia Faircloth property as recorded in Book 7876, page 18 said Register's Office, and being 200 feet from the Northeast corner of the Don Percy property as recorded in Book 5438, page 268, said Register's Office; thence North 84 degrees 41' 11" West a distance of 1,091.30 feet to an iron pin; thence South 09 degrees 02' West a distance of 200.00 feet to an iron pin; thence, South 84 degrees 41'11" East a distance of 1,091.30 feet to a railroad spike in the center of Battle Road; thence, along the center line of Battle Road, North 09 degrees 02' East a distance of 200 feet to the point of beginning, and containing 5.00 acres, more or less.

Being the same property conveyed to John T. Cook, Trustee, from Elsie B. Sandefur, individually, and as surviving joint tenant of J. Glenn Sandefur (deceased), by Quitclaim Deed dated December 18, 2001 and recorded December 28, 2001 in Instrument No. 200112280143681, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 640 Battle Road, Nolensville, TN 37135.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 18th day of June, 2018

Elsie B. Sandefur

Elsie B. Sandefur

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Elsie B. Sandefur, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of June, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

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

