WARRANTY DEED

Bill Garrett Davidson County
Batch# 107109 DEEDWARR
06/21/2018 10:25:01 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180621-0059892

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bonnie Locklear	New Owner	07107004200
(NAME)	(NAME)	
2109 Sultana Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J.W. Barret, Trustee of The Sask Nash Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bonnie Locklear,** _____, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows: Being the westerly one-half (1/2) of Lot No. 112 on the Map of J.B. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J.W. Barret, Trustee of The Sask Nash Trust, from Venson McEwen by Quitclaim Deed of record in Instrument No. 20170621-0062427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2109 Sultana Avenue, Nashville, TN 37207
(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 my/our hands this 20th day of June, 2018.

J.W. Barret, Trustee of The Sask Nash Trust

State of Tennessee
County of Williamson

On this the 20th day of June, 2018, before me, personally appeared J. W. Barret as Trustee of the Sask Nash Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, i have hereunto set my hand and notarial seal.

Notary Public _____
My Commission Expires: _____

File No.: 13226

