Bill Garrett Davidson County
Batch# 114884 DEEDWARR
07/11/2018 02:40:11 PM 2 pgs
Fees: $13.00 Taxes: $4,902.50

20180711-0067135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of July, 2018.

(Affix Seal) Notary Public

My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

2018-160-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Edmund S. Sauer and Elizabeth C. Sauer 4324 Signal Hill Drive Nashville, TN 37205	OWNER	Map/Parcel 116-15-0-074

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph Marshall Davis and Susan McGugin Davis, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Edmund S. Sauer and Elizabeth C. Sauer, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22, Block 8, on the Plan of A Resubdivision of a part of Royal Oaks Subdivision of record in Plat Book 547, 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Marshall Davis and wife, Susan McGugin Davis by Warranty Deed dated February 26, 2015 from Evan B. Lindsey and wife, Caroline W. Lindsey, of record in Instrument Number 20150227-0016956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes and City of Belle Meade taxes for the year 2018 and subsequent years, a lien not yet due and payable. Subsequent year's taxes are assumed by Grantee. Map/Parcel 116 15 0 074.00

2. All matters appearing on the Plan of A Resubdivision of a Part of Royal Oaks Subdivision of record in Book 547, page 167, Register's Office for Williamson County, Tennessee.

3. Easement for sanitary sewer of record in Book 5854, pages 982 and 984, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4324 Signal Hill Drive, Nashville, TN 37205.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-P-18-4324

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 the GRANTORS, do covenant with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs and assigns, 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 hand this 9th day of July, 2018:

Joseph Marshall Davis

Susan McGugin Davis

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of July, 2018, before me personally appeared Joseph Marshall Davis and Susan McGugin Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of July, 2018.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY