THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 119178 **DEEDWARR**
07/23/2018 10:56:38 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180723-0071400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Tucker, Trustee Rebecca L. Tucker, Trustee	Timothy D. Tucker, Trustee **Rebecca L. Tucker, Trustee**	MAP 142-14-0-
17 Nottingham Drive	17 Nottingham Drive	PARCEL 016.00
West Grove, PA 19390	West Grove, PA 19390	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James L. Sanders, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy D. Tucker and Rebecca L. Tucker, Trustees of the Timothy D. Tucker Living Trust u/a/d August 6, 2001**

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, being Lot No. 76 on the Plan of Harpeth Valley Park, Section I of record in Plat Book 3600, Page (s) 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 76 fronts 90.0 feet on the North Margin of Harpeth Valley West and extends back between Parallel Lines 225.00 feet to a line on the rear.

Being the same property conveyed to James L. Sanders and wife, Frances L. Sanders by Installment deed from Wayne L. Thompson and Beverly J. Thompson of record in Book 4802, page 3, Register's Office for Davidson County, Tennessee, dated April 01, 1974 and recorded on April 02, 1974. The said Frances L. Sanders has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) all matters shown on the Plan of record in Plat Book 3600, Page (s) 93 and 94; (3) Restrictions of record in Book 3857, Page 858; (4) All visible easements; (5 All applicable governmental and zoning regulations.

This is IMPROVED property known as **718 Harpeth Parkway West; Nashville, TN 37221.**

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 hand this the 20 day of July, 2018.

James L. Sanders by Larry Sanders attorney in fact

James L. Sanders by Larry Sanders, Attorney-in-Fact

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Sanders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **James L. Sanders**, as his Attorney in Fact, as the free act and deed of the within named **James L. Sanders**.

Witness my hand and official seal this the 20 day of July, 2018.

My Commission expires 6-6-20

Notary Public