FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$252,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF JULY, 2018. Notary Public MY COMMISSION EXPIRES: 3/19/19 (AFFIX SEAL)

Sheila Mccord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Bill Garrett
Batch# 119186
07/23/2018 11:12:28 AM
Fees: $13.00 Taxes: $932.40

20180723-0071411

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0231**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danilo Saenz	New Owner	**108-8-312**
(NAME) **1008 Wood Duck Ct**	(NAME)	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS)	
(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, WE, **Sarah E. Sappington, now known as Sarah E. Adams and David A. Adams, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danilo Saenz, a married man as his sole and separate property,** 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. 115 on the Plan of Reelfoot Section Four of record in Plat Book 6250, Page 678, and revised in Plat Book 6250, Page 700, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah E. Sappington, an unmarried individual, and David A. Adams, an unmarried individual, by Warranty Deed from Donald W. Nuessle and wife, Laura Nuessle, dated June 23, 2016, filed of record in Instrument No. 20160706-0069155, in the Register's Office of Davidson County, Tennessee. Sarah E. Sappington is n/k/a Sarah E. Adams, wife of David A. Adams.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1008 Wood Duck Ct, Nashville, TN 37214**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the 17th day of **July, 2018.**

David A Adams

Sarah E. Adams

STATE OF TENNESSEE
COUNTY OF Sevier

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **David A Adams and Sarah E. Adams**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 17th day of **July, 2018.**

NOTARY PUBLIC
Curtis R. Hull

My Commission Expires: 11/20/18

CURTIS R. HULL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SEVIER