Bill Garrett Davidson County
Batch# 122325 DEEDWARR
07/30/2018 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $954.23
20180730-0074149

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $257,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2018.

Notary Public
My commission expires: 10-20-19

05-1806-67319

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Stephen Daniel Sandlin	New Owner	033-03-0-B-034.00 CO
107 Trellis Way		
Goodlettsville TN 37072		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hemal Bhavsar and wife Kripa Bhavsar**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Daniel Sandlin and Madison Channing Green, husband and wife as joint tenants with full rights of survivorship,** hereinafter called the Grantees, their successors 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. 77, on the Plan of Dry Creek Farms, Section 2, of record in Instrument No. 20040421-0045040, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hemal Bhavsar, a married man and Kripa Bhavsar, his wife by deed from Beazer Homes Corp., a Tennessee Corporation, dated March 6, 2006, recorded March 7, 2006, of record in Instrument No. 20060307-0026049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 107 Trellis Way, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of July, 2018.

Hemal Bhavsar

Hemal Bhavsar

Kripa H. Bhavsar

Kripa Bhavsar

STATE OF Indiana
COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Hemal Bhavsar and Kripa Bhavsar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of July, 2018.

Katelyn Connelly

Notary Public

My Commission expires:
Feb 12, 2026

KATELYN JOY CONNELLY
Notary Public – Seal
Allen County – State of Indiana
Commission Number 710401
My Commission Expires Feb 12, 2026

True Copy Certification

I, Brandon Lippman, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, Janice Shepherd, a notary public for this county and state, Brandon Lippman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-15-20

{Notary' Seal}

