Bill Garrett Davidson County
Batch# 132695 DEEDWARR
08/24/2018 03:12:19 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20180824-0084253

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 21st day of August~~, 2018.

Notary Public
MY COMMISSION EXPIRES: 5-3-21
File No. G18-2882

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Evan F. Sander (NAME)	Citizens Bank (NAME)	108-04-0-110.00
900 Fitzpatrick Rd. (STREET ADDRESS)	6100 Tower Circle, Ste 600 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Eugene Willis, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evan F. Sander,** an unmarried man,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, State of Tennessee, described as follows to-wit:

Being Lot 397 Larchwood, Section Four, as recorded in Book 5800, page 360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eugene Willis, unmarried by Deed dated July 31, 2001 from Tony D. Nash and wife, Sara M. Nash, recorded August 2, 2001, in Instrument Number 20010802-0082249, Register's Office of Davidson County, Tennessee.
Eugene Willis is now married. Tia Willis joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5800, page 360, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 6221. page 430, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 900 Fitzpatrick Road, Nashville, TN 37214.

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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. Whenever 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~~ hand(s) this 21st day of August, 2018.

Eugene Willis

Tia Willis

STATE OF Florida
COUNTY OF Manatee

On this 21st day of August, 2018, before me personally appeared Eugene Willis and Tia Willis, 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 21st day of August, 2018.

KEVIN COOPER
MY COMMISSION # GG 100638
EXPIRES: May 2, 2021
Bonded Thru Notary Public Underwriters

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066