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Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

B18-1710

Bill Garrett Davidson County
Batch# 135534 DEEDWARR
08/31/2018 10:33:01 AM 2 pgs
Fees: $13.00 Taxes: $456.21
20180831-0086565

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,300.00

Affiant

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 27, 2018.

Notary Public
Commission Expires: 9/10/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Friend 3880 Priest Lake Drive Nashville, TN 37217	NEW OWNER	136-03-0A-098.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Cortnie L. Saunders N/K/A Cortnie L. Cordell and Lauri Corn, as tenants with the rights of surviorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Friend, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Townhouse #14, Building No. 19, in a Horizontal Property Regime located on the plat of Priest Lake Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made.
Being the same property conveyed to Joshua N. Sanders, married by Warranty Deed from Robert L. Karger, Successor Trustee, U/A/D 8-5-2002 of the Patricia Dundee Revocable and Living Trust Agreement of record in Instrument No. 20050919-0112530, Register's Office for Davidson County, Tennessee, dated September 01, 2005 and recorded on September 19, 2005, and Correction Amendment to Warranty Deed recorded in Instrument No. 20111108-0087164.
Being the same property conveyed to Cortnie L. Saunders and Lauri Corn, as tenants with the rights of survivorship, by Quitclaim Deed from Joshua N. Sanders of record in Instrument No. 20120817-0074021, Register's Office for Davidson County, Tennessee, dated February 25, 2012 and recorded on August 17, 2012. Cortnie L Saunders having since divorced and remarried and is now known as Cortnie L. Cordell. Subject property having never been the primary residence of the herein grantors or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3880 Priest Lake Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 27, 2018.

Cortnie L. Cordell

Lauri Corn

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cortnie L. Cordell and Lauri Corn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 27, 2018.

Notary Public
My Commission Expires 10/18

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)