THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 18071239**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this30th day of August, 2018. Notary Public My Commission Expires: 1-22-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Henderson and John Henderson 3702 PRINCETON AVENUE Nashville TN 37205	New Owner	Tax Parcel ID No. 104-05-0-170.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edmund Scott Sauer and Elizabeth Clarity Sauer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Henderson and John Henderson, wife and husband as joint tenants** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 6 on the Map of J.D. Torrey's Subdivision of Lot Nos. 411 and 503 in Richland Realty Company's Division "C" of record in Plat Book 421, Page 186, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the Northerly margin of Princeton Avenue 54.0 feet Easterly from the line between Lot Nos. 5 and 6 on said plan, being the Southeast corner of the property conveyed to Eva L. Thompson by deed from B.T. Binkley and wife of record in Book 816, Page 69, said Register's Office; thence Westwardly with Princeton Avenue 55.0 feet; thence Northwardly 60.0 feet, more or less, to the Southerly margin of a 30-foot alley; thence Westwardly with the same 70.0 feet to a point 35.0 feet Easterly from the line between Lot Nos. 5 and 6; thence Southwardly 67.0 feet, more or less, to the beginning.

Being the same property conveyed to Edmund S. Sauer and Elizabeth C. Sauer, husband and wife by Warranty Deed from W. Michael Milom, Trustee, recorded on the 22nd day of February, 2012 in Instrument No. 20120222-0015524, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Bill Garrett Davidson County
Batch# 135563 **DEEDWARR**
08/31/2018 11:07:22 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20180831-0086612

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.D. TORREY'S SUBDIVISION OF LOT NOS. 411 AND 503 IN RICHLAND REALTY COMPANY'S DIVISION C, as recorded in Plat Book 421, Page(s) 186.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Instrument No. 20060328-0035189.

This is improved property located at 3702 PRINCETON AVENUE Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2018.

Edmund Scott Sauer

Elizabeth Clarity Sauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edmund Scott Sauer and Elizabeth Clarity Sauer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2018.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018