WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153108 DEEDWARR
10/22/2018 11:03:28 AM 2 pgs
Fees: $13.00 Taxes: $1,148.85

20181022-0104470

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia K. Sandozequi	Wells Fargo Bank, NA	174-11-0-B-041.00 CO
(NAME)	(NAME)	
4408 Luke Drive	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Minneapolis, MN 55467-8000	
(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, **Bradley Eldridge-Smith and Brehann Eldridge-Smith, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia K. Sandozequi, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 41 on the plan of FINAL PLAT OF THE GROVE AT CANE RIDGE, PHASE THREE, as shown by plat of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bradley Eldridge-Smith and Brehann Eldridge-Smith, husband and wife, by Warranty Deed from Randall Clemons, Trustee, for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, dated July 21, 2014, of record in Instrument No. 20140723-0065408, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4408 Luke Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20131016-0108127; Restrictions of record in Instrument Numbers 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20100526-0040558, 20060112-0004819, 20101228-0102708, 20120524-0045182 and 20120604-0048269; Charter of Homeowner's Association of record in Instrument Number 20010815-0088360; Common Area conveyed to Homeowner's Association of record in Instrument Numbers 20010815-0088361 and 20110128-0007971; Easements to United Telephone Co. as recorded in Instrument Numbers 20020123-0009340 and 20060607-0067535; Dedication of Easement for water mains, access road, power lines, and appurtenances as recorded in Book 5078, page 476; Easement for Grant of Transmission Line of record in Book 4420, page 36 and Book 4428, page 565; Stormwater detention agreement as recorded in Instrument Number 20050413-0041341; Assignment of Declarant Rights in 20120524-0045182; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 19th day of October, 2018.

Bradley Eldridge-Smith

Brehann Eldridge-Smith

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bradley Eldridge-Smith and Brehann Eldridge-Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of October, 2018.

Notary Public
My Commission Expires: _____

File No.: 28348

