Karen Y Johnson Davidson County
Batch# 164355 DEEDWARR
11/21/2018 10:41:07 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20181121-0114556

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 18-1583
Parcel ID: 137-00-0-084

Property Address:
3540 Couchville Pike, Hermitage, TN 37076

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:
Herbert L. Sandker, Jr
3540 Couchville Pike
Hermitage, TN 37076

Grantee's Name, Address:
Herbert L. Sandker, Jr
3540 Couchville Pike
Hermitage, TN 37076

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JAMES H. ROWLETT and wife, BARBARA A. ROWLETT,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **HERBERT L. SANDKER, JR. and RHONDA LEE SANDKER, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Couchville Pike, said point being the southeast corner of the property conveyed to Jerry L. York, and wife, as of record in Book 3460, page 327, Register's Office for Davidson County, Tennessee; thence with Yorks easterly line, North 2° 35' West 880.7 feet to Yorks northeasterly corner; thence North 89° 18' East 65 feet more or less to an iron pin; thence South 44° 45' East 180 feet, more or less, to a point in the line of the U. S.A.; thence with said U.S.A. line the following courses and distances: South 07° 40' West 246.06 feet; South 07° 17' East 284.14 feet; South 33° 01' East 295.89 feet to a point in the center of Couchville Pike; thence westwardly with the center of Couchville Pike 400 feet, more or less, to the point of beginning.

Being the same property conveyed to JAMES H. ROWLETT and wife, BARBARA A. ROWLETT by Deed dated November 21, 1988 from BARBARA A. ROWLETT, recorded November 21, 1988, in Book 7708, Page 654, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3540 Couchville Pike, Hermitage, TN 37076.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. Subject to easement for Couchville Pike, which lies on and across the subject property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 19 day of November, 2018.

JAMES H. ROWLETT

By: _____
C. DIANE CROSIER, his Attorney-In-Fact, of record in Instrument No. 20181101-0108290, RODC, TN.

BARBARA A. ROWLETT

By: _____
C. DIANE CROSIER, her Attorney-In-Fact, of record in Instrument No. 20181101-0108291, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 19 day of November, 2018, before me personally appeared **C. DIANE CROSIER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JAMES H. ROWLETT AND BARBARA A. ROWLETT**, and who acknowledged that she executed the same as the free act and deed of **JAMES H. ROWLETT AND BARBARA A. ROWLETT**.

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

My Commission Expires:
2-18-19

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $400,000.00.

Affiant

SWORN TO and subscribed before me on this 20th day of November, 2018.

Notary Public
My Commission Expires:
3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020