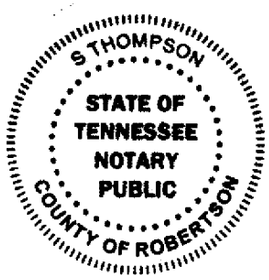
Karen Y Johnson Davidson County
Batch# 171491 DEEDWARR
12/07/2018 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20181207-0119467

WARRANTY DEED



File No.: JS-18-1016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD and TRACY O'BRIEN	New Owner	118-05-0-087.00
(NAME)	(NAME)	
1016 BATTLEFIELD DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES ISAAC SANDERS AND JENSI CAROLINE SANDERS, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RICHARD O'BRIEN AND TRACY O'BRIEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Map of J. Leroy Davis Subdivision of parts of Lots Nos. 7 and 8 in Noleton, not of record, and part of Lot No. ion the unrecorded subdivision of Noelton, described together according to a survey made by Z.J. Wilkinson, Surveyor, March 22, 1941, as follows:

Beginning on the Northerly margin of Battlefield Drive, at a point 580-1/2 feet West of the Westerly margin Of 10th Avenue South, being the Southwest corner of Lot. No. 2 on said plan: thence with the line between Lots No. 2 and 3, Northwardly 175 feet to the Southwest corner of tract of land conveyed to R.A. Davis and wife, Maurine Edwards Davis, by deed from C. H. Briley, Jr., Trustee, of record in Book 1416, Page 150, Register's Office for said County; continuing Northwardly and with said Davis' Westerly line, 119.1 feet, in all 294.1 feet to the Southerly margin of the Tennessee Central Railroad right-of-way; thence with the Southerly margin of said right-of-way, Westerwardly 51.8 feet to the Northeast corner of the property conveyed to Marcus L. Green and wife, by deed from C. H. Briley, Jr., Trustee, as of record in Book 1309, Page 448, Register's Office; thence with said Green's Easterly line, Southwardly 112.2 feet to the Northeast corner of Lot No. 4 on said plan; continuing Southwardly and with the line between lots Nos. 3 and 4, 175 feet, all 287.2 feet to the Northerly margin of said Drive; thence with the Northerly margin of said Drive, Eastwardly 70 feet to the beginning.

Being the same property conveyed to James I. Sanders by Warranty Deed from Mona Mitchell and Carl E. Mitchell, married, by Steven F. Mitchell, Attorney-in-Fact, recorded on the 6th day of December, 2011 in Instrument No. 20111206-0095073, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1016 BATTLEFIELD DRIVE, NASHVILLE, TN 37204
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 6th day of December, 2018.

JAMES ISAAC SANDERS

JENSI CAROLINE SANDERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ISAAC SANDERS and JENSI CAROLINE SANDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6TH day of DECEMBER 2018.

Notary Public
My Commission Expires:

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

