SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$485,105.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

Karen Y Johnson Davidson County
Batch# 177298 **DEEDWARRSP**
12/21/2018 03:35:03 PM 2 pgs
Fees: $13.00 Taxes: $1,794.89

20181221-0124635

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Louis Nathan Sachs and Lanier Prichard Sachs 109 Palmore Court Nashville, TN 37221	JG Wentworth Home Lending 3350 Commission Court Woodbridge, VA 22192	P/O 12600056800 P/O 12600056600

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, The Jones Company of Tennessee, LLC, a Missouri limited liability company,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Louis Nathan Sachs and Lanier Prichard Sachs, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Final Plat of Travis Trace Subdivision, Phase 2A of record at Instrument No. 20180724-0071969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Travis Property Developers, a Tennessee General Partnership by Quit Claim Deed dated 06/17/2013 from Joseph L. Rodgers, also known as Joe Rodgers, Steven M. Adcock, also known as Steve Adcock, and John D. Valiquette, also known as John Valiquette of record in Instrument 201306170061817, Register's Office for Davidson County, Tennessee.

AND

Being a part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company by Warranty Deed dated 02/15/2017 from Travis Property Developers, a Tennessee General Partnership, and Joseph L. Rodgers, Steven M. Adcock and John D. Valiquette of record in Instrument 201702170016411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 109 Palmore Court, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 20th day of December, 2018.

The Jones Company of Tennessee, LLC

BY: _____
Deborah P. Buford
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of December, 2018.

_____
Notary Public

My Commission Expires: 6/22/20

