Box#14
G#31429-3

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-9654-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December, 2018 Notary Public MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 179391 DEEDWARR
01/02/2019 08:33:51 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20190102-0000019

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Hostettler, Jr.	"New Owner"	
4607 Skymont Drive	4607 Skymont Drive	131-14-0-002.00
Nashville, TN 37215	Nashville, TN 37215	
(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, **Mary Lisa Gaston Sacks, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William R. Hostettler, Jr.** , an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 274 on the Plan of Section Two, Tynewood Estates of record in Plat Book 2900, Pages 89 and 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 274 fronts 221 feet on the Westerly side of Skymont Drive and extends back between 460 feet on the Northerly line and 491 feet on the Southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to The Gaston Trust, Dated December 17, 2003, Mary Sanders Gaston, Trustor and/or Trustee by Quitclaim deed from Mary S. Gaston of record in Instrument No. 20040108-0003195 Register's Office for Davidson County, Tennessee, dated January 08, 2004 and recorded on January 08, 2004.

The said Mary Sanders Gaston having since died. Her estate filed of record in the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 18P293.

Being the same property conveyed to Mary Lisa Gaston Sacks by Executor/Successor Trustee's deed from Blythe Bond Sanders, Jr., Executor of the Estate of Mary Sanders Gaston and successor Trustee, The Gaston Trust Dated December 17, 2003 of record in Instrument No. 20180315-0024727 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 15, 2018.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4607 Skymont Drive, Nashville, TN 37215.**

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.

Witness my hand this the 31st day of December, 2018.

Mary Lisa Gaston Sacks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Lisa Gaston Sacks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of December, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY