THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 180476 DEEDWARR
01/03/2019 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20190103-0000939

ADDRESS NEW OWNER
Eric Rice Blackwell
5032 Greer Station Drive
Hermitage, TN 37076

MORTGAGEE
~~New Owner~~

SEND TAX BILLS
OWNER

MAP-PARCEL:
075-12-0-A-075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Anastasia Crim Sanderson and husband, Donald Brent Sanderson, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric Rice Blackwell, a single 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. 150, on the Revised Section One Greer Meadows At Cedar Creek, as of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anastasia Crim, an unmarried woman by deed from Jaime Wilson, a married woman, dated April 12, 2007, of record in Instrument No. 20070416-0045149, Register's Office for Davidson County, Tennessee.
Donald Brent Sanderson, Jr. herein joins to convey any and all interests and rights he may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 8060, Page 692, as amended in Book 8239, Page 649; By-Laws of record in Book 8060, Page 685; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **5032 Greer Station Drive Hermitage, TN 37076.**

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 our hands this 21st day of December, 2018.

Anastasia Crim Sanderson

Donald Brent Sanderson, Jr.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anastasia Crim Sanderson and husband, Donald Brent Sanderson, Jr., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2018.

NOTARY PUBLIC

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

My Commission Expires: 12-18-2021

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of December, 2018.

NOTARY PUBLIC

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9-4-19

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

