BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181147 **DEEDWARR**
01/07/2019 10:55:19 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20190107-0001521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Sanders and Naina H. Solanki	New Owner	
(NAME)	(NAME)	
6175 Clarksville Pike		021-00-0-081.01and 021-00-0-080.01
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, **RANDY TANLEY JR. AND WIFE, DAVINNA TANLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL W. SANDERS AND NAINA H. SOLANKI, HUSBAND AND WIFE,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6165 & 0 Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 4th day of January, 2019

RANDY TANLEY JR.

DAVINNA TANLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Tanley Jr. and Davinna Tanley, the bargainors, 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 at Nashville, Tennessee this 4th day of January, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, located on the Southwesterly side of U. S. Highway 41-A and more particularly described as follows to-wit:

Tract No. I:

Beginning at an iron stake, the Southwest corner of Houston Wilson lot, in the North line of Potters Nursery; thence with the North line of Potters South 80° West 207 feet to a sweet gum tree; thence leaving Potters line going North 5° West 232 feet to an iron stake; thence North 75° East 225 feet more or less to an iron stake in the margin of U. S. Highway 41-A; thence with the margin of said highway South 45° East 18 feet to an iron stake in Houston Wilson's West line; thence with Wilson's line South 3° West 241 feet to the point of Beginning, containing 1.28 acres more or less and being Tract No. 1 of the survey by S. H. Hutchison on March 27, 1964.

A tract of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by R. R. Sanford, April 19, 1963, as follows:

Tract II:

Beginning at a tack in the center of Highway No. 112 or Clarksville Highway, said tack being South 0 degrees 30' East 40 feet, more or less from the Southwest corner of the property conveyed to Benny Pignola and wife, Lottie Carney Pignola by deed from H. R. Potter and wife, of record in Book 1342, Page 417, Register's Office for said County: thence with the center of said highway Southeasterly 335.4 feet; thence South 770 West 245.1 feet: thence North 0 degrees 30' West 287.8 feet to the Beginning, containing 0.81 acres more or less.

Being the same property conveyed to Randy Tanley, Jr. and wife, Davinna Tanley by Warranty Deed from Charles W. Harper and Linda Faye Anderson, recorded on the 5th day of December, 1988 in Deed Book 7719, Page 566, in the Register's Office of Davidson County, Tennessee.