Karen Johnson Davidson County
Batch# 192306 DEEDWARR
02/06/2019 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20190206-0011376

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 01/31/2019 Notary Public MY COMMISSION EXPIRES: 3/8/2021 (AFFIX SEAL)

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #18-2066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Kay Reter and Robert James Reter, Jr.	CapStar Bank	**128-10-0-041**
(NAME) **7945 Sawyer Brown Road**	(NAME) 2002 Richard Jones Rd. Ste A300	
(ADDRESS) **Nashville, TN, 37221**	(ADDRESS) 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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sarah C. Nevill and Terrence G. Nevill, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Kay Reter and Robert James Reter, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19 on the Plan of Stacy Square, Section 2 of record in Plat Book 4175, Page 30, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sarah Nevill and Terrance Nevill, Wife and Husband by Warranty Deed dated September 8, 2016 from Paul Thomas Mattingly and Lindsey Mattingly, in Instrument Number 20160916-0097403, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7945 Sawyer Brown Road, Nashville, TN 37221**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 17th day of November, 2018.

Sarah Nevill

Terrence Nevill

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Sarah Nevill and Terrence Nevill**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 17th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 05/02/2022

BRITTANY COAKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019