**Prepared by:** AND RETURN TO
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy West, Suite 103**
**Smyrna, TN 37167**

**STATE OF TENNESSEE**
**COUNTY OF ~~DAVIDSON~~** WILSON
**The actual consideration or value, whichever is greater, for this transfer is $330,000.00.**

Karen Johnson Davidson County
Batch# 212281 DEEDWARR
04/01/2019 10:50:17 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190401-0029085

**Affiant**

**Subscribed and sworn to before me, this 29th day of March, 2019.**

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Notary Public**
**My commission expires:** 6/26/22

**04-1903-57179**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Russell Kettle | Pinnacle Bank | 086-08-0-A-033.00 CO |
| 1036 Tulip Grove Road | 150 3rd Ave., S., Ste. 1000 | |
| Hermitage TN 37076 | Nashville, TN 37201 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rhonda L. Sandker and husband, Herb L. Sandker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Russell Kettle, single man**, hereinafter called the Grantees, their successors 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. 472, on the Plan of Re-Subdivision of Lots 469 thru 482, Camden Woods, Phase III-A, of record in Book 7900, Page 642, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda L. Sandker and husband, Herb L. Sandker by deed from Michael K. McLain and wife, Jennifer B. McClain, dated November 12, 2004, recorded November 18, 2004, of record in Instrument No. 20041118-0138740, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 1036 Tulip Grove Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of March, 2019.

Herb L. Sandker

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF Adair

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Herb L. Sandker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in ~~Hermitage, TN~~ Kirksville, MO, this 21st day of March, 2019.

Notary Public
State of ~~Tennessee~~ Missouri at Large

My Commission expires:
July 15, 2019

ANDREW GERDES
Notary Public, Notary Seal
State of Missouri
Adair County
Commission # 15124260
My Commission Expires July 15, 2019

WITNESS my hand this 29th day of March, 2019.

Rhonda L. Sandker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rhonda L. Sandker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 29th day of March, 2019.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES