WARRANTY DEED

Karen Johnson Davidson County
Batch# 241562 DEEDWARR
06/11/2019 10:04:41 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190611-0055898

W-MFR-19-903

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebekah Gleaves Sanderlin and Robert Owen Sanderlin, III	**New Owner**	
(NAME)	(NAME)	**119-12-0-129.00**
3357 Springridge Circle		
(ADDRESS)	(ADDRESS)	
Colorado Springs, CO 80906-3735		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **QUINCIE RODRIGUES RAYNOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBEKAH GLEAVES SANDERLIN AND ROBERT OWEN SANDERLIN, III, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 114 on the Plan of Battlewood, Section 2 of record in Plat Book 1835, Page (s) 95 and 96, in the Register's Office for Davidson County. Said Lot No. 114 fronts 134.9 feet on the west side of Drummond Drive and runs back 139.1 feet on the north line and 161.6 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 140.89 feet.

Being the same property conveyed to Quincie Rodrigues Raynor by Quitclaim deed from Richard Leroy Pond, Jr. of record in Instrument No. 20190611-0055897 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 11, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 95 and 96, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **903 Drummond Drive, Nashville, Tennessee 37211**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 31st DAY OF MAY, 2019.

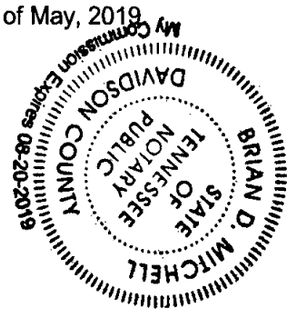
Quincie Rodrigues Raynor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, QUINCIE RODRIGUES RAYNOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212