Davidson County
Batch# 243266 DEEDWARR
06/13/2019 04:01:41 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20190613-0057135

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Michael Davis and Yasamin Davis, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David Sansom and Jessica A. Sansom, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being parts of Lots Nos. 24 & 25 on the plan of The Changed Plan of the subdivision of Lots Nos. 11,12,13,14 and 15 in the Belmont Terrace Annex No. 1 of record in Book 547 at page 99, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 24 & 25 adjoin and front together 45 feet on the southwesterly margin of Gale Lane and extends back 100 feet more or less on the northwesterly line and 107.2 feet, more or less on the southeasterly line to a dead line in the rear, measuring 45.6 feet thereon.

Being the same property conveyed to Christopher Michael Davis and wife, Yasamin Davis, by deed from Susan Roehm Ryan, unmarried, dated July 31, 2012, of record in Inst. No. 20120820-0074568, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1713 Gale Lane, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of June, 2019.

Christopher Michael Davis

Yasamin Davis

State of Tennessee)
County of Davidson)

On this 12th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher Michael Davis and Yasamin Davis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 615,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of June, 2019.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David Sansom 1713 Gale Lane Nashville, TN 37212	SWBC MORTGAGE CORPORATION 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	117-08-0-058.00