Karen Johnson Davidson County
Batch# 253856 DEEDWARR
07/08/2019 03:36:30 PM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20190708-0066405

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 174110B02700

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Ed Sanders, Jr. and Erma L. Sanders
6100 Cane Springs Road
Antioch, TN 37013

SEND TAX BILLS TO:
Family Advantage Federal Credit Union
100 Stephen Yokich Pkwy, PO Box 39
Spring Hill, TN 37174

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BARBARA NEWBERN, WIDOW,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ED SANDERS, JR. AND ERMA L. SANDERS, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 27, on the Final Plat of The Grove at Cane Ridge, Phase Two, as shown by plat appearing of record in Instrument No. 20130422-0039873, as corrected by Surveyor's Certificate of Correction in Instrument No. 20130529-0053815, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Thomas Newbern and Barbara Newbern, husband and wife, by Warranty Deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, dated November 26, 2013, appearing of record in Instrument No. 20131127-0121784, of the Register's Office of Davidson County, Tennessee. Thomas Newbern having since died on September 20, 2018 leaving said property to his wife, Barbara Newbern, as owner fee simple.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 6100 Cane Springs Rd, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

---------- [Space Below This Line For Recording Data] ----------

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8 day of July, 2019.

Barbara Newbern

Barbara Newbern

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Barbara Newbern, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 8 day of July, 2019.

K Dodd

NOTARY PUBLIC

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMM. EXP. 05-15-2021

My Commission Expires: 5-15-2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289, 000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Gail Porter

AFFIANT

Sworn to and subscribed before me this 8th day of July, 2019.

Kimberley C Kindall

NOTARY PUBLIC

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

My Commission Expires: 5/2/2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020