Karen Johnson Davidson County
Batch# 277025 DEEDWARR
08/27/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20190827-0086472

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MQ19-0231

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Russell Mehringer and Lisa M. Letterman 1419 Campbell Road Goodlettsville, TN 37072	Liberty Financial 1200 Forest Bridge Road Louisville, KY 40223	032-00-0-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Peggy Green, Ronny L. Sandlin, and Brenda Sandlin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Russell Mehringer, a married man and Lisa M. Letterman, a married woman

HEREINAFTER CALLED THE GRANTEES, 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 Tract 8 on the Division of the A. R. Bess Property, in the 10th Civil District of said County, and described according to a survey made by Wm. C. Parrish, Jr., Surveyor, dated May 1966, as follows:

Beginning at a point on the southerly margin of Campbell Road, at the northeast corner of the R. E. Vann tract; thence with said Road, South 65 deg. 17 min. East 220.2 feet to a corner of Tracts 7 and 8; thence with the line between said lots, South 11 deg. 01 min. West 840 feet to an iron pin; thence continuing with the line of said Tracts, South 21 deg. 36 min. West 755 feet to the north line of the R. S. Jackson Tract; thence North 86 deg. 39 min. West 123.15 feet to the east line of the R. E. Vann Tract; thence along said Tract, North 23 deg. 14 min. East 789.57 feet, and thence North 3 deg. 29 min. East 886.9 feet to the point of beginning, containing 4.8 acres, more or less.

Being the same property conveyed to Clayton E. Sandlin and wife, Jessie M. Sandlin by Deed from Perry A. Davis, Jr. and wife, Anne S. Davis of record in Book 4670, Page 740, Register's Office for Davidson County, Tennessee, dated December 30, 1972. The said Clayton E. Sandlin having since died leaving Jessie M. Sandlin as surviving tenant by the entirety.

Being the same property conveyed to Ronny L. Sandlin and Bobby D. Sandlin and Peggy Green by Deed from Jessie M. Sandlin, a widow of record in Instrument No. 20060724-0088785, Register's Office for Davidson County, Tennessee, dated July 24, 2006.

Being the same property conveyed to Deborah Ruth Reed, a married person, Randall Wayne Green, an unmarried person, and Sandra Lynn Hallum, a married person, by quitclaim deed from Peggy Green, a married person (as to her 1/3 interest) of record in Instrument No. 20170209-0013921 Register's Office for Davidson County, Tennessee, dated February 3,

2017 and recorded on February 9, 2017.

Being the same property conveyed to Peggy Green, a married person by quitclaim deed from Deborah Ruth Reed, a married person, Randall Wayne Green, an unmarried person, and Sandra Lynn Hallum, a married person of record in Instrument Number 20181012-0101139, Register's Office for Davidson County, Tennessee, dated October 5, 2018 and recorded on October 10, 2018. Said property further conveyed to Brenda Sandlin, widow, by Quitclaim Deed dated August 10, 2019 from Brandi Flatt, Clayton Shannon O'Brien Sandlin, and Christopher Sandlin, and filed of record in Instrument No. 201908270086471, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1419 Campbell Road, Goodlettsville, TN 37072

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of August, 2019.

Peggy Green

Ronny L. Sandlin

Brenda Sandlin

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy Green, Ronny L. Sandlin, and Brenda Sandlin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of August, 2019.

Notary Public
My Commission Expires: 4/18/22

(Notary Seal)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)