Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-3119

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of December, 2019

Notary Public

Commission Expires: 11/19/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandro Kozul 1823 Old Murfreesboro Pike Nashville, TN 37217	LoanDepot.com, LLC 26642 Towne Centre Dr. Foothill Ranch, CA 92610	135-00-0-098

Karen Johnson Davidson County
Batch# 332511 DEEDWARR
12/19/2019 02:17:05 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20191219-0131173

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, WE,

Teresa D. Sanders, a married woman

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

Sandro Kozul, an unmarried man

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 the 2nd Formerly the 5th, Civil District of Davidson County, Tennessee, being part of the Homestead and Dower Tract of Mrs. Theodosia Powers, as set apart to her in Minute Book 5, Page 384, of the County Court for said County, and being part of tract No. 1 on the Map of the partition of the land involved in the cause of P.M. Matlock and wife, vs. Mrs. E. Sinnott, el al, Rule Nos. 48000 and 48003, Chancery Court, as shown of record in Plan Book 3, page 21, Chancery Court at Nashville, described as follows:

Beginning in the center of Murfreesboro Pike at the Northwest corner of the property conveyed to Robert H. Croswell and wife, by deed from William W. Moore and wife, of record in Book 2907, Page 247, Register's Office for said County; thence with said Croswell's Western boundary line, South 35 degrees 40 minutes West, 206 feet 1 inch; thence North 54 degrees 20 minutes West, 100 feet; thence North 35 degrees 40 minutes East, 207 feet 2 inches to the center of said Pike, thence with same, South 54 degrees East 100 feet to the beginning.

Less and Except: Portion of Property Conveyed in Instrument No. 20070102-0000127, Register's Office Fayette County, Tennessee.

Being the same property conveyed to Ricky A. Sanders and wife Teresa D. Sanders by Warranty Deed from Floyd S. Maxwell and wife Dorothy J. Maxwell of record in Instrument No. 200003210028733, Register's Office for Davidson County, Tennessee, dated March 16, 2000 and recorded on March 21, 2000.

Being the same property conveyed to Teresa D. Sanders by Quitclaim Deed from Ricky A.

Sanders of record in Instrument No. 20080602-0055521, Register's Office for Davidson County, Tennessee, dated May 31, 2008 and recorded on June 02, 2008.

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: 1823 Old Murfreesboro Pike, Nashville, TN 37217

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.

This property is not a marital residence and as such is not subject to a homestead, dower or any other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Dated this the 18th day of December, 2019.

Teresa D. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa D. Sanders** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of December, 2019.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 1/19/23