Karen Johnson Davidson County
Batch# 338094 DEEDWARR
01/03/2020 08:53:12 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20200103-0000700

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 3/23/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Please return → Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Landon Sartin and Krista Sartin	Same as new owner	44-10-6
(NAME)	(NAME)	
1406 Donelson Avenue	1406 Donelson Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193040

For and 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, Susan Elizabeth Kimbro and William M. Edwards, Jr. , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Landon Sartin and Krista Sartin, 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. :

A parcel of land in the City of Old Hickory, Davidson County, Tennessee, being part of Lot 3 as shown on the plat of Section 1, Rolling Green Subdivision of record in Book 1424, page 76, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southwesterly corner of said Lot 9 and the northerly right of way line of Donelson Avenue, a 50-foot right-of-way; thence leaving Donelson Avenue with the common property line of Lot 3 and Lot 2 of Rolling Green Subdivision, 278 feet to an iron pipe in the common corner of Lot I and Lot 2 and the Point of Beginning of this parcel; thence with the easterly property line of Lot 2, J. R. Carter, et ux, property of record in Book 2341, page 521, Register's Office for Davidson County, Tennessee, and Lot 1, Gregory D. Rybee property of record in Book 9483, page 612, Said Register's Office, North 28 degrees 43 minutes 12 seconds West, 460.04 feet to a point on manhole cover in the southerly property line of Ramay, Inc. property of record in Book 8120, page 368, said Register's Office; thence with Ramay, Inc. southerly property line West 59 degrees 41 minutes 00 seconds East, 346.00 feet to a concrete monument; thence South 52 degrees 18 minutes 00 seconds East 24.00 feet to an iron pin in the northwesterly corner of Waltor T. Jackson property of record in Book 164 I, page 456, said Register's Office; thence with Jackson's westerly property line, South 00 degrees 45 minutes 00 seconds West, 545.10 feet to an iron pipe in the northwesterly corner of Lot 4 Rolling Green Subdivision, James H. Carter property of record in Book 7726, page 850, said northerly property line of Patrick S. Mullins, et ux, property of record in Book 7935, page 508, said Register' Office, North 89 degrees 15 minutes 00 seconds West, 90.00 feet to the point of beginning.

BEING the same property conveyed to Susan Elizabeth Kimbro by Warranty Deed from Timothy B. Gross, Section Successor Trustee for the Billy R. Gross and Eva J. Gross Revocable Living Trust dated June 3, 2019 and filed of record in Instrument No. 20190827-0085943, Register's Office for Davidson County, Tennessee.

Included in this conveyance is all of Grantor's right, title and interest in and to that certain easement as set out and described in Grant of Easement of record in Book 7935, page 517, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 1406 Donelson Avenue, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of January, 2020

Susan Elizabeth Kimbro

William M. Edwards, Jr.

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan Elizabeth Kimbro and William M. Edwards, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of January, 2020.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY