THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28074

Karen Johnson Davidson County
Batch# 363067 DEEDWARR
02/26/2020 07:53:10 AM 2 pgs
Fees: $13.00 Taxes: $721.87

20200226-0021113

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-16-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 2020.

Notary Public

MY COMMISSION EXPIRES: 7/16/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Colgan	new owner	
432 Huntington Ridge Drive		161110A22500CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Wendy S. Sacks Trustee under Trust Agreement dated December 7, 2009, as amended,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Colgan,** an unmarried person
Andrew

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 Unit No. 225 on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wendy S. Sacks Trust by Warranty deed from Wendy S. Sacks of record in Instrument No. 20080313-0025436 Register's Office for Davidson County, Tennessee, dated January 3, 2008 and recorded on March 13, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **432 Huntington Ridge Drive, Nashville, TN 37211.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KLSB-TWG-20-432

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 do 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 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 my hand this the 19TH day of February, 2020.

Wendy S. Sacks Trust under Trust Agreement dated December 7, 2009, as amended

By: Wendy S. Sacks Trustee
Wendy S. Sacks, Trustee

STATE OF Colorado

COUNTY OF Eagle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wendy S. Sacks Trustee under Trust Agreement dated December 7, 2009, as amended,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2020.

My Commission expires: 11/28/2022

S Baxter
Notary Public

SHAWN WILLIAM BAXTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20184045525
MY COMMISSION EXPIRES 11/28/2022