Karen Johnson Davidson County
Batch# 412867 DEEDWARRSP
06/10/2020 11:09:58 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20200610-0059464

This Instrument Was Prepared:
Jack F. King, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
William H. Hess Jodi A. Hess 201 Brook Hollow Road Nashville, TN 37205	New Owner	Map: 129-03 Parcel: 037.00 (part of)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS K. SANDERS and wife, PAMELA JOYNER SANDERS, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to WILLIAM H. HESS and wife, JODI A. HESS, (the "Grantees"), their heirs and assigns, all of their right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever. Grantors covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple subject to all those matters of record in the office of the Register of Deeds for Davidson County, Tennessee, and have a good right to convey it. Grantors further covenant and bind themselves, their and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under them (but excluding any claims made under any matter of record in the office of the Register of Deeds for Davidson County, Tennessee), but no further or otherwise.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 5th day of June, 2020.

Thomas K. Sanders

Pamela Joyner Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Crystal D Jones, a Notary Public in and for said County and state, duly commissioned and qualified, THOMAS K. SANDERS and wife, PAMELA JOYNER SANDERS, the within named bargainor(s), 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 office, this 5th day of June, 2020.

CRYSTAL D. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 19, 2021

Crystal D Jones
Notary Public
My commission expires: 7-19-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Thomas K. Sanders, J.
Affiant

Subscribed and sworn to before me this 5th day of June, 2020.

CRYSTAL D. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 19, 2021

Crystal D Jones
Notary Public
My Commission Expires: 7-19-2021

EXHIBIT A

PROPERTY DESCRIPTION

Land lying and being in Davidson County, Tennessee, being that property formerly included as part of Lot 2, and now included as part of Lot 1, all as shown on the Resubdivision of Lots 1 & 2 of the Resubdivision of Lots 17 & 18 of West Meade Farms, Inc. recorded in Instrument No. 20200527-0054557, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at an iron pin found in the northerly margin of E. Valley Road also being the southeast corner of this herein described tract of land; thence with said right-of-way S 80° 22' 15" W 8.02' to a concrete monument found; thence with a curve to the right with an arc length of 6.62', having a radius of 537.52', a chord bearing of S 80° 55' 24" W 6.62' to an iron pin set; thence leaving said right-of-way N 16° 28' 10" W 237.07' to an iron pin set; thence N 13° 57' 53" E 120.36' to an iron pin set; thence S 89° 45' 50" E 30.88' to an iron pin found; thence S 13° 57' 53" E 166.84' to an iron pin found; thence S 19° 01' 45" E 190.11' to the point of beginning, containing 6,395.54 square feet, or 0.15 acres, more or less.

Being a portion of the property conveyed to Thomas K. Sanders and wife, Pamela Joyner Sanders by deed from Thomas K. Sanders and wife, Carol M. Sanders of record in Book 8380, page 392, Register's Office for Davidson County, Tennessee.