WARRANTY DEED

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

Affiant

Subscribed and sworn to me on June 4th, 2020.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 419193 DEEDWARR
06/18/2020 12:45:22 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50

20200618-0064323

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33560

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jill Roberts and Mandy Roberts 509 Garfield Street Nashville, TN 37208	NEW OWNER	081-08-0U-005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ronald William Sanford and Janice Ann Schweitzer, as Co-Trustees to the Sanford Family Trust Agreement dated December 23, 2015**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Mandy Leigh Roberts and Jill Diane Roberts, Joint Tenancy with Right of Survivorship**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 5, Garfield Place Townhomes, a Planned Unit Development, recorded in Instrument No. 20120809-0071219, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Ronald William Sanford and Janice Ann Schweitzer, Trustees of the Sanford Tennessee Community Property Trust dated December 23, 2015 by Quitclaim Deed from Ronald W. Sanford and Janice A. Schweitzer of record in Instrument No. 20151229-0130421 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on December 29, 2015; as corrected by Deed of Correction deed from Ronald W. Sanford and Janice A. Schweitzer of record in Instrument No. 20181010-0100363 Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on October 10, 2018.

Subject to the following Permitted Exceptions:

1. Taxes for the year 2020 and all subsequent years, a lien due and payable but not yet delinquent.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and

Restrictions of record in Instrument Number 20120809-0071219, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

4. Mortgagee's Agreement to Subordinate Sewer Agreement of record in Instrument Number 20090824-0079717, as corrected in 20090929-0090320, in the Register's Office for Davidson County, Tennessee.

5. Sewer Easement of record in Instrument Number 20090929-0090290, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20121210-0113616, in the Register's Office for Davidson County, Tennessee.

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

8. Subject to rights of others in and to the common areas and/or elements.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

Signatures on the following page

WITNESS our hands, effective this 5th day of June, 2020.

Sanford Family Trust Agreement dated December 23, 2015

By: _____
Ronald William Sanford, as Co-Trustee

By: _____
Janice Ann Schweitzer, as Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Jennifer L Jung, a Notary Public of said County and State, personally appeared Ronald William Sanford and Janice Ann Schweitzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of the Sanford Family Trust Agreement dated December 23, 2015, the within named bargainor, and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as its Co-Trustees.

Witness my hand and seal, this 4th day of June, 2020.

_____
Notary Public, State of Tennessee

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY