Karen Johnson Davidson County
Batch# 436595 DEEDWARR
07/13/2020 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20200713-0076309

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$432,500.00.** Affiant Subscribed and sworn to before me, this 10th day of July, 2020. Notary Public My commission expires:
(Notary Stamp)	

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Pickering Sandwith and Meghan Moore Sandwith	New owner	**155-08-0E-024.00-CO**
1208 Rockeford Drive		
Nashville, TN 37221-4151		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Candi Smith Cooke, F/K/A Candi Smith Butler, married

(hereinafter called the "Grantor"). have bargained and sold, and by these presents do transfer and convey unto

Christopher P Sandwith and Meghan M Sandwith

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Final Plat Resubdivision Bellevue Highlands Phase 1 of record in Plat at Instrument No. 20010202-0010398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candi S. Butler and Stacy A. Butler, Sr., wife and husband by Quitclaim deed from Candi S. Butler, formerly known as Candi S. Cooke, a now married woman, joined by her spouse Stacy A. Butler, Sr. of record in Instrument No. 20150129-0008552 Register's Office for Davidson County, Tennessee, dated December 11, 2014 and recorded on January 29, 2015.

*Final Decree filed on Candi Smith Butler Vs. Stacy Arnell Butler, Sr. Case No. 15D867, Instrument No. 20180105-0001892, Marital Dissolution Agreement filed case No. 15D867,

divesting all interest to Candi S. Butler and restoring her name to her former married name, Candi Smith Cooke.

*Dennis O'Keefe Williams, Sr., Spouse of grantor, hereby joins in the conveyance of subject property, for any interest he may have, marital or otherwise.

This is improved property known as **1208 Rockeford Drive, Nashville, TN 37221-4151.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of July, 2020.

Candi Smith Cooke F/K/A Candi Smith Butler

Dennis O'Keefe Williams, Sr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Candi Smith Cooke f/k/a Candi Smith Butler and Dennis O'Keefe Williams, Sr., the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of July, 2020.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 20-000230-529

True Copy Certification

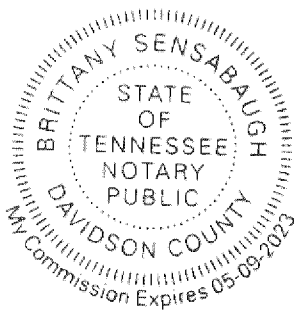
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23