Karen Johnson Davidson County
Batch# 448224 DEEDWARR
07/31/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,892.55
20200731-0084822

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628064** D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $511,500.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2020. Notary Public My Commission Expires: 6/13/2022

WARRANTY DEED

Address New Owner: Reed Sircy 900 Stone Box Court Brentwood TN 37027	Send Tax Bills To: Synovus Bank 800 Shades Creek Pkwy MS101 Birmingham, AL 35209	Tax Information: Tax Parcel ID No. 160-11-0B-009.00 CO

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, **Douglas E. Sanders and Jean T. Sanders, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Reed Sircy, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled Stone Box Creek, of record in Plat Book 6900, page 103. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUGLAS E. SANDERS and JEAN T. SANDERS, HUSBAND AND WIFE, by deed from RAYMOND E. BROOKS, of record in Instrument No. 20000503-0044564 , dated May 1, 2000 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 160-11-0B-009.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 103, corrected in Book 7048, page 81, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7022-556, Book 7267, page 329, Book 9163, page 85 and Book 9423, page 513, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4952, page 185, said Register's Office.

This is improved property located at 900 Stone Box Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 29th day of July, 2020.

Douglas E. Sanders

Jean T. Sanders by Douglas E. Sanders, her Attorney-in-Fact

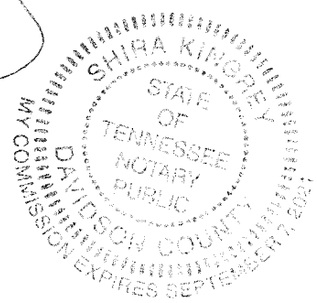
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas E. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jean T. Sanders and that he is authorized by Jean T. Sanders to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of July, 2020.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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