**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29005

Karen Johnson Davidson County
Batch# 460094 DEEDWARR
08/19/2020 10:28:25 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200819-0093301

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-1-24

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Nicholas Brown | OWNER | |
| 7834 Highway 100 | | 15600001700 |
| Nashville, TN 37221 | | |
| (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, WE, **Steve Sams and wife, Cheryl Sams,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Nicholas Brown,**

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 the 9th Civil District of Davidson County, Tennessee, being Lot No. 6, on the Plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., April 9, 1960, as follows: Beginning on the Northwesterly margin of Highway No. 100 at the Southwest corner of the property conveyed to Charles William Mills, Sr. and wife, by deed from E. U. Buchi and wife, of record in Book 2876, Page 581, Register's Office for said County; thence with the Southwesterly line of said Mills' property Northwestwardly 223.5 feet; thence Southwesterly 150 feet to the Northeast corner of the property conveyed to Howard T. Breece and wife, by deed from E. U. Buchi and wife, of record in Book 3067, Page 155, said Register's Office; thence with the Northeasterly line of said Breece property Southeastwardly 234.4 feet to the Northwesterly margin of said Highway No. 100; thence with same Northeastwardly 150 feet to the beginning.

Being the same property conveyed to Steve Sams and wife, Cheryl Sams by Warranty deed from Daryl Glenn Wilkinson, as Personal Representative for the Estate of Joe Larry Wilkinson, Daryl Glenn Wilkinson, individually, Kevin Vaughn Wilkinson, individually and Steven Larry Wilkinson, individually of record in Instrument No. 20140821-0076228 Register's Office for Davidson County, Tennessee, dated August 19, 2014 and recorded on August 21, 2014.

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 **7834 Highway 100, Nashville, TN 37221.**

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 our hands this the 18th day of August, 2020.

Steve Sams

Cheryl Sams

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 **Steve Sams and Cheryl Sams,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2020.

My Commission expires: 1-6-20

Notary Public

