WARRANTY DEED

Karen Johnson Davidson County
Batch# 468908 DEEDWARR
09/02/2020 03:32:13 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200902-0100028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day August 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Henderson	SWBC Mortgage	11502002300
(NAME)	(NAME)	
983 Davidson Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antonio TX 78214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Mark A. Sturtevant, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brandon L. Henderson and Hilary C. Gelders, joint tenants with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, February 1960, as follows:

Beginning on the westerly margin of Davidson Drive at the southeast corner of the property conveyed to John T. Pardon and wife, by deed from H. L. Crowder and wife, of record in Book 3074, Page 353; thence with Pardon's southerly line, westwardly 162.8 feet to the center of a creek; thence with the center of same South 14 degrees 05' West 59.8 feet and South 4 degrees West 61.4 feet to a point: thence eastwardly 178.4 feet to the westerly margin of said Davidson Drive: thence with same northwardly 120 feet to the beginning.
Being the same property conveyed to Mark A. Sturtevant by Warranty Deed from Polymathic Properties, Inc., a California Corporation, dated 02/29/2016 and recorded 03/09/2016, of record in Instrument 201603090022321, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 983 Davidson Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 875077
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31 day August 2020.

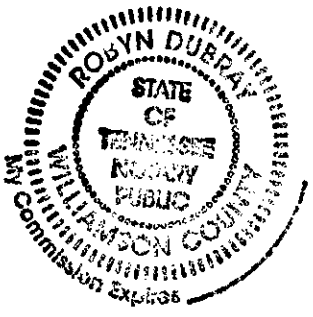
Mark A. Sturtevant

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 Mark A. Sturtevant, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of August, 2020.

Notary Public:
My Commission Expires: 2/15/2021



RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129