This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 481307 **DEEDWARR**
09/23/2020 09:33:24 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200923-0109048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 17th day of September, 2020.

Notary Public
My commission expires: 7/[illegible]

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary R. Sanders	Lincoln Home Loans, LLC	058-09-0A 081.00
1047 Rambling Brook Road	40 Burton Hills Blvd, Suite 200	
Nashville, TN 37218	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARNETT BOND, III, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MARY R. SANDERS, AN UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73, on the Plan of Creekside Trails, Phase 4, of record in Instrument No. 20050405-0037383, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Garnett Bond, III, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 12/29/2005, of record in Instrument No. 20060111-0004348, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1047 Rambling Brook Road, Nashville, TN 37218.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

GB

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #JMSB #MS201141

Witness my hand this the 17th day of September, 2020.

Garnett Bond, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Garnett Bond, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2020.

My commission expires: 9-6-22

Notary Public

