WARRANTY DEED

Karen Johnson Davidson County
Batch# 484643 DEEDWARR
09/28/2020 01:04:04 PM 2 pgs
Fees: $13.00 Taxes: $976.80

20200928-0111368

KEVIN N. LOWRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Donald Easton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF SEPTEMBER, 2020

Notary Public

MY COMMISSION EXPIRES: 5-15-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Easton	Same as New Owner	Map & Parcel #95-02-0152.00.
(NAME)	(NAME)	
2227 Craigmeade Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Paul Reed as Trustee of the Susan Rae Sanders Revocable Living Trust dated October 23, 2019,** hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Donald Easton, single man** 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 Davidson County, Tennessee being Lot No. 35 on the plan of Craigmeade Subdivision, of record in Plan Book 2900, page 121, Register's Office for said county.

Said lot No. 35 fronts 207.4 feet on the southeasterly margin of Craigmeade Circle and extends back 225.0 feet on the northeasterly line and 225.0 feet on the southwesterly line to a dead line in the rear, measuring 148.2 feet thereon.

Being the same property conveyed to Susan Rae Sanders, trustee of the Susan Rae Sanders Revocable Living Trust dated October 23, 2019 by deed dated October 30, 2019 from Susan Rae Sanders, as shown of record in Instrument #20191030-0111654, Register's Office for Davidson County, Tennessee. Paul Reed is the successor Trustee.

Being the same property conveyed to Susan Rae Sanders by deed dated August 14, 1987 from John Keith Sanders, as shown of record in Book 7325, page 569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 2227 CRaigmeade Circle, Nashville,TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trac: 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 my hand this the 24 day of September, 2020.

THE SUSAN RAE SANDERS REVOCABLE LIVING TRUST, DATED OCTOBER 23, 2019

Paul Reed
Trustee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Reed with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee of the Susan Rae Sanders Revocable Living Trust, dated October 23, 2019 the within named bargainor, and that he as such Trustee of the Susan Rae Sanders Revocable Living Trust, dated October 23, 2019 and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Paul Reed as such Trustee of the Susan Rae Sanders Revocable Living Trust, dated October 23, 2019.

Witness my hand and official seal at Murfreesboro, Tennessee this the 24 day of September.

My commission expires: 5-15-2021

Notary Public

File No.: 16881

