WARRANTY DEED

Karen Johnson Davidson County
Batch# 490554 DEEDWARR
10/06/2020 01:40:46 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20201006-0115809

JM-SB-VR-20-315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ian Weigert **Caitlin Webster** **Gary Weigert**	**US Bank Home Mortgage**	
(NAME) **315 Bonnavue Dr.**	(NAME) **3301 Rider Trail S.**	**075-05-0-011.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Earth City, MO 63045**	
(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 consideration, the receipt of which is hereby acknowledged, **DOROTHY D. SANDERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN WEIGERT, SINGLE AND CAITLIN WEBSTER, SINGLE AND GARY WEIGERT, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 711 on the Plan of Hermitage, Hills Subdivision, Section 7, as of record in Book 3300,page 62 and 63, Register's Office for said County.

Said Lot no. 711 fronts 84.49 feet on the Southerly margin of Bonnavue Drive and runs back between lines measuring 233.5 feet on the Westerly line and 220.6 feet on the Easterly line to a dead line measuring 75.8 feet thereon.

Being the same property conveyed to Dorothy D. Sanders by Quitclaim deed from Robert E. Sanders and Dorothy D. Sanders of record in Book 4910, page 620, Register's Office for Davidson County, Tennessee, dated May 05, 1975 and recorded on May 07, 1975.

Dorothy D. Sanders and Dorothy L. Sanders are both one and the same individual.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3399, Page 446, Book 3404, Page 165, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Bonnavue Dr., Hermitage, Tennessee 37076**.

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), their heirs and 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), 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/our hand(s) this the 18th DAY OF SEPTEMBER, 2020.

Dorothy D. Sanders by Brian K. Sanders as Attorney-in-Fact

Dorothy D. Sanders
by Brian K. Sanders as 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, Brian K. Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOROTHY D. SANDERS, and who acknowledged he/she/they executed the same as the free act and deed of the said DOROTHY D. SANDERS.

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

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212