Box 14

File 33808-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 514286 **DEEDWARR**
11/12/2020 08:59:05 AM 2 pgs
Fees: $13.00 Taxes: $2,121.95

20201112-0132958

Y-SB-AA-20-437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $573,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Catherine Marie Reen and Mark Sandidge	**Eustis Mortgage Corp., dba Prosperity Mortgage Advisors**	
(NAME)	(NAME)	**128-16-0B-009.00**
437 Summit Oaks Drive	**798 S. Rampart St.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**New Orleans, LA 70113**	
(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, **CANDICE M. SALTER AND DERRICK SALTER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE MARIE REEN AND MARK SANDIDGE, WIFE AND HUSBAND,** 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. 9 on the Plan of Phase One, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20020129-0011883, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candice M. Salter by Warranty deed from Debby Hill of record in Instrument No. 20121226-0119030 Register's Office for Davidson County, Tennessee, dated November 02, 2012 and recorded on December 26, 2012.

Candice M. Salter being a married woman. Derrick Salter joins in this instrument to convey any marital interest he has in subject property.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020214-0019518, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020131-0013598, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020103-0001057, in the Register's Office for Davidson County, Tennessee.
- Agreement for License of record in Instrument Number 20130128-0008626, 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: **437 Summit Oaks Drive, Nashville, Tennessee 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 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 6th DAY OF NOVEMBER, 2020.

Candice M. Salter

Candice M. Salter

Derrick Salter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDICE M. SALTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK SALTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023