WARRANTY DEED

File #2020083248

STATE OF TENNESSEE
COUNTY OF WILLIASON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-11-2021
(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Karen Johnson Davidson County
Batch# 522050 DEEDWARR
11/30/2020 11:24:34 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20201130-0138874

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel O. Banks	Same/New Owner	164-10-0A-275.00 CO
(NAME)	(NAME)	
804 Sandworth Cv.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Suzanne Sylvester an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel O. Banks, unmarried 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. 130 on the Plan of Final Plat Village Five Summerfield Subdivision of record in Plat at Instrument No. 20051103-0133115, 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 Suzanne Sylvester, an unmarried woman by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20170308-0022782 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 08, 2017.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20051103-0133115, Register's Office of Davidson County, Tennessee.; Restrictions of record in Book 11588, Page 484 and Amended Recorded in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, and Instrument No. 20051103-0133359, Instrument No. 20030527-0071168, in the Register's Office for Davidson County, Tennessee; By law of Summerfield Homeowner's Association of record in Book 11648, Page 662 and Amended Recorded in Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.; Charter of record in Book 11648, Page 660 and Amended Recorded in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.; Strom Water Detention Agreement of record in Instrument Number 200001130004777, in the Register's Office for Davidson County, Tennessee.; Easement for Sanitary Sewers and Strom Drainage of record in Instrument Number 200008090079074, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **804 Sandworth Cv., Antioch, TN 37013**

(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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 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 our hands this 23rd day of November, 2020.

Suzanne Sylvester

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Suzanne Sylvester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of November, 2020.

Notary Public

Commission expires:

8/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027