THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131494** ATTORNEY AT LAW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMMISSION EXPIRES: 01/18/22	STATE OF TENNESSEE) COUNTY OF Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $215,900.00. Tammy A Potts Affiant Subscribed and sworn to before me, this 30th day of November, 2020. Notary Public My Commission Expires

Karen Johnson Davidson County
Batch# 523336 DEEDWARR
12/02/2020 11:08:07 AM 2 pgs
Fees: $13.00 Taxes: $798.83

20201202-0139878

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Juan Antonio Huaracha 3437 Knight Drive Whites Creek TN 37189	SWBC MORTGAGE CORP 9311 SAN PEDRO, #100 SAN ANTONIO, TX 78216	Tax Parcel ID No. 049 00 0 256.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip C. Sadler and Deona M. Sadler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Juan Antonio Huaracha, and Martha Gonzalez Chavolla, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of Subdivision of part B.F. Sanders Land, not of record, described according to survey made by W.G. Omohundro, Surveyor, dated October 18, 1939, as follows:

Beginning in the center of Ewing Road at point 350 feet South of B.F. Sanders original N.W. corner, said point being the corner Lots 7 and 8; thence with the line between said two lots, South 87° 30' East 170 feet; thence South 4° 45' West 50 feet to the corner of Lots 8 and 9; thence with the line between said two lots, North 87° 30' West 170 feet to the center of Ewing Road; thence with the center of said road, North 4° 45' East 50 feet to the beginning.

Being the same property conveyed to Phillip C. Sadler and Deona M. Sadler, husband and wife, by Warranty Deed from GRE, LLC, of record in Instrument No. 20180514-0046104, in the Register's Office of Davidson County, Tennessee, dated May 14, 2018 and recorded on May 14, 2018.

Philip C. Sadler and Phillip C. Sadler being one and the same.

The execution of this instrument is affected by the signature of Phillip C. Sadler as Attorney-in-Fact for Deona M. Sadler, which Power of Attorney is recorded in Book *, Page _____, Register's Office for Davidson County, Tennessee. * 20201202-0139877

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7573, Page 131 and Book 7573, Page 134.

Rights of the public to the use of that part of the land described herein within the bounds of Ewing road.

This is improved property located at 3437 Knight Drive Whites Creek TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2020.

Deona M Sadler
Deona M. Sadler

Phillip C Sadler by Deona M Sadler as his attorney in fact
Phillip C. Sadler
By Deona M. Sadler 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, Deona M. Sadler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact Phillip C. Sadler and that she is authorized by Phillip C. Sadler to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of November, 2020.

Natha L Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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