Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 524632 DEEDWARR
12/04/2020 10:07:04 AM 2 pgs
Fees: $13.00 Taxes: $1,970.25

20201204-0141036

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$532,500.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2020.

Notary Public

My commission expires:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
BLAKE EVAN BRATCHER	New Owner	062-11-0A-008.00 CO
224 Valley Bend Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RONALD WILLIAM SANFORD AND JANICE ANN SCHWEITZER, TRUSTEES OF THE SANFORD FAMILY TRUST AGREEMENT DATED DECEMBER 23, 2015

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BLAKE EVAN BRATCHER, A 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:

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Final Plat Cluster Lot Subdivision, of record in Instrument No. 20060531-0063604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONALD W. SANFORD AND WIFE, JANICE A. SCHWEITZER, by deed from LAURA GOODWIN AND DAVID M. SHEARON, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AS TO A ONE HALF UNDIVIDED INTEREST, AND CAMBRIDGE BUILDERS CORP, A TENNESSEE CORPORATION, AS TO A ONE HALF UNDIVIDED INTEREST, of record in Instrument No. 20061027-0133790, dated October 26, 2006, said Register's Office.

Further being a portions of the same property conveyed to RONALD WILLIAM SANFORD AND JANICE ANN SCHWEITZER, TRUSTEES OF THE SANFORD TENNESSEE COMMUNITY PROPERTY TRUST DATED DECEMBER 23, 2015, by quitclaim deed from RONALD W. SANFORD AND WIFE, JANICE A. SCHWEITZER, of record in Instrument No. 20151229-0130421, dated December 23, 2015, as corrected in Instrument No 20181010-0100363 to revise Grantees to RONALD WILLIAM SANFORD AND JANICE ANN SCHWEITZER, TRUSTEES OF THE SANFORD FAMILY TRUST AGREEMENT DATED DECEMBER 23, 2015, dated September 20, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 224 Valley Bend Drive, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 2nd day of DECEMBER, 2020.

Ronald William Sanford

RONALD WILLIAM SANFORD, TRUSTEE OF THE SANFORD FAMILY TRUST AGREEMENT DATED DECEMBER 23, 2015

Janice A. Schweitzer

JANICE ANN SCHWEITZER, TRUSTEE OF THE SANFORD FAMILY TRUST AGREEMENT DATED DECEMBER 23, 2015

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD WILLIAM SANFORD AND JANICE ANN SCHWEITZER,** , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for **THE SANFORD FAMILY TRUST AGREEMENT DATED DECEMBER 23, 2015,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at ENGLEWOOD(City) FLORIDA (State), this 2ND day of December, 2020.

CATHRYN E JOY
Notary Public - State of Florida
Commission # GG 262610
My Comm. Expires Sep 26, 2022
Bonded through National Notary Assn.

Notary Public

My Commission Expires: _____