Karen Johnson Davidson County
Batch# 555685 DEEDWARR
01/15/2021 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $8,417.50
20210115-0007361

#35898

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35898-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,275,000.00. Affiant Subscribed and sworn to before me this 8th day of January, 2021. Notary Public My Commission Expires:

SHERRIE G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: John William Chenault Sanders, Trustee 417 Westview Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner 417 Westview Avenue Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 11611005500

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, **Jeffrey Mobley, Trustee of The 417 Westview Trust u/a/d April 8, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John William Chenault Sanders, Trustee of The GCS Revocable Trust u/a/d January 1, 2021** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 417 Westview Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 8th day of January, 2021.

Jeffrey Mobley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Jeffrey Mobley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the 417 Westview Trust u/a/d April 8, 2019, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 67 and 68, together with 30 feet in the rear of Lot No. 68, on the plan of Royal Oaks Subdivision, of record in Book 421, pages 102 and 103, Register's Office for said County.

Said property fronts 200 feet on the westerly margin of Westview Avenue, formerly Malone Street, and extends back between parallel lines 430 feet to a dead line in the rear.

Being the same property conveyed to Jeffrey Mobley, Trustee of The 417 Westview Trust dated April 8, 2019 by deed dated April 10, 2019 from Jeffrey K. Adkisson and Sharon B. Adkisson, husband and wife, of record in Instrument No. 20190415-0034053, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 11611005500.
2. Belle Meade City taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No.: 11611005500.
3. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5786, page 996, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

