BOX 10-A

20211343R Karen Johnson Davidson County Batch# 637316 **DEEDWARR** 05/17/2021 10:31:59 AM 2 pgs Fees: $13.00 Taxes: $1,535.50 20210517-0065894	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00 Affiant Subscribed and sworn to before me, this the 14th day of May, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Charles Burton Saunders and Lauren Robarts Saunders	New Owner	**161-11-0-043.00 and 161-11-0-042.00**
531 Huntington Parkway		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin I. Corn, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Burton Saunders and Lauren Robarts Saunders, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Huntington Park, Section 3, of record in Book 4460, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT II: Land in Davidson County, Tennessee, being Reserve Parcel "B" on the Plan of Huntington Park, Section 3, of record in Book 4460, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin I. Corn, unmarried by Warranty deed from Jon R. Turbeville, unmarried of record in Instrument No. 20070809-0095239 Register's Office for Davidson County, Tennessee, dated August 03, 2007 and recorded on August 09, 2007.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 531 Huntington Parkway, Nashville, TN 37211.

This is improved (____) unimproved (__x__) property known as O Huntington Parkway, Nashville, TN 37211.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 HANDS EFFECTIVE AS OF 14th day of May, 2021:

Benjamin I. Corn

Amanda Corn **

** *Amanda Corn, spouse of Benjamin I. Corn, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

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

Witness my hand, at office, this the 14th day of May, 2021.

My Commission Expires: 5/18/24

Notary Public

