THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Stephanie Woodall
Affiant

Subscribed and sworn to before me, this 28th day of July, 2021.

Katherine Vincent
Notary Public
My Commission Expires: 3-3-2025

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 687948 **DEEDWARR**
07/30/2021 02:22:12 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210730-0102947

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
P. Waddy Brooks 4707 Illinois Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-11-0-092.00

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, **Taylor A. Sanders and Adam J. Sanders, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **P. Waddy Brooks, single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision (Consolidation) of Lots 614, 616, 618 and 620 of Block 104 of Plan No. 1, West Nashville, as of record in Instrument No. 20111104-0086224, 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 TAYLOR A. GIESE AND ADAM J. SANDERS, by deed from BUILDING MASTERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120301-0018077 , dated February 28, 2012 , corrected by Scrivener's Affidavit of record in Instrument No. 20180109-0002739, said Register's Office.

Taylor A. Giese having since married and is now known as Taylor A. Sanders.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-11-0-092.00.

Matters shown on the Plan of record in Instrument No. 20111104-0086224, said Register's Office.

This is improved property located at 4707 Illinois Avenue Nashville TN 37209

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-VRES-21-4107

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2021.

Taylor A. Sanders

Adam J. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor A. Sanders and Adam J. Sanders, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2021.

Notary Public

My Commission Expires: _____

