Karen Johnson Davidson County
Batch# 688204 DEEDWARR
08/02/2021 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20210802-0103296

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Amy Vanatta
Affiant

Subscribed and sworn to before me, this 30 day of July, 2021.

Wesley D. Turner
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

My Commission Expires:

Address New Owner As Follows:
Adam and Amy Vanatta
1456 Station Four Lane
Old Hickory, TN 37138

Send Tax Bills To:
Legacy Home Loans, LLC
4004 Hillsboro Pike, Suite 216B
Nashville, TN 37215

Map-Parcel Number:
064-01-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GREGORY THOMAS SASSER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ADAM CARTER VANATTA AND WIFE, AMY WINFREE VANATTA, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled Phase Two, Cleveland Hall Subdivision, of record in Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GREGORY THOMAS SASSER AND CYNTHIA LANKFORD SASSER, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), of record in Instrument No. 20130913-0096712, dated September 3, 2013, said Register's Office.

Further being the same property conveyed to GREGORY THOMAS SASSER , by quitclaim deed from CYNTHIA LANKFORD SASSER, of record in Instrument No. 20210407-0045528, dated April 1, 2021, said Register's Office.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20050330-0034201, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11725, page 76 and amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20071220-0146113 and Instrument No. 20081014-0103112, said Register's Office.

4. Easement to BellSouth Telecommunications, Inc. as set forth in instrument of record in Book 11720, page 325, said Register's Office.

5. Easement to Cumberland Utility District of record in Book 7994, page 173, said Register's Office of direct access to and from controlled access highway.

6. Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8068, page 524, said Register's Office.

7. Deeds of conveyance to Metropolitan Government of Nashville and Davidson County for water and sewer distribution system of record in Book 8006, page 677, said Register's Office.

8. Easement of record in Book 7844, page 242, said Register's Office.

This is improved property known as: 1456 Station Four Lane, Old Hickory, TN, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of July, 2021.

Gregory Thomas Sasser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY THOMAS SASSER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of July, 2021.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021.

/s/ D. T

Affiant Signature

Date: 7/29/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of July, 2021.

Sharon F. Muller

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal

