**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

STATE OF Tennessee )
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $322,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2021.

Notary Public
My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 700284 DEEDWARR
08/18/2021 11:02:55 AM 2 pgs
Fees: $13.00 Taxes: $1,191.40
20210818-0111699

**WARRANTY DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Andrew Sager and Kristen Sager<br>1021 Ashmore Drive<br>Nashville, TN 37211 | Send Tax Bills to:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>161-06-0A-058.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA ANN WILLIAMS, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANDREW SAGER AND WIFE, KRISTEN SAGER** ("Grantees"), their 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 Unit No. 58 on the plan of Oakhill Townhomes Phase 2, Lot 2, as shown on Exhibit "A-1" to the Supplemental Declaration of Covenants, Conditions and Restrictions of Oakhill Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070614-0071397 and First Supplemental Declaration of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**

**Being the same property conveyed to LAURA ANN WILLIAMS, AN UNMARRIED WOMAN, by deed from KINSLEY S. CROTHERS AND GARRETT A. CROTHERS, of record in Instrument No. 20191101-0112761, dated October 25, 2019, said Register's Office.**

This is improved property commonly known as: **1021 Ashmore Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 11th day of August, 2021.

Laura Ann Williams, by Mallory Hammond as Attorney-in-Fact

**LAURA ANN WILLIAMS, BY: MALLORY HAMMOND, AS ATTORNEY-IN-FACT**
**as authorized in Power of Attorney of record in Instrument No. 20210817-0110988, Register's Office for Davidson County, Tennessee**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MALLORY HAMMOND** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **LAURA ANN WILLIAMS**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My commission expires: _____