BOX 14

Karen Johnson Davidson County
Batch# 768696 **DEEDWARR**
12/07/2021 08:48:03 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20211207-0161725

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $339,900.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My commission expires: 10/23/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Victoria Moor Gambrell	SWBC Mortgage Corp.	119-10-0-112.00
2808 St. Edwards Drive	9311 San Pedro #100	
Nashville, TN 37211	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gail H. Sanders, unmarried

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Victoria M. Gambrell, single woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Nolensville Heights of record in Plat Book 2083, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gail H. Sanders, unmarried by Warranty deed from Paul T. Kidd and wife, Nancy A. Kidd of record in Book 9335, page 410, Register's Office for Davidson County, Tennessee, dated April 29, 1994 and recorded on May 05, 1994.

This instrument is being executed on behalf of Gail H. Sanders, pursuant to a Power of Attorney executed by her on the 29th day of March, 1996, of record in Instrument No. 20211207-0161724, Registers Office for Davidson County, Tennessee.

This is **improved** property known as **2808 St. Edwards Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of November, 2021.

Gail H. Sanders by Teresa A. McCombs her attorney-in-fact

Gail H. Sanders by Teresa A. McCombs her attorney-in-fact

STATE OF TENEESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Teresa A. McCombs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Gail H. Sanders and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Gail H. Sanders.

Witness my hand and official seal this 30th day of November, 2021.

Michelle W Locke

Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 21-000602-525