RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-5438-2022

Karen Johnson Davidson County
Batch# 797424 DEEDWARR
01/31/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,040.26
20220131-0011021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,150.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of Jan, 2022

NOTARY PUBLIC

My commission expires: 9/23/23

WILSON COUNTY TENNESSEE NOTARY PUBLIC FRANK M. ROBERTS

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Scott Sanford and Beverly Sanford 1715 Waters Edge Court Murfreesboro, TN 37130	Same address as new owner	129-15-0A-1600-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY ONE THOUSAND ONE HUNDRED FIFTY AND 00/100 Dollars ($281,150.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAMELA P. WILLIS**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SCOTT SANFORD AND BEVERLY SANFORD**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-I of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Pamela P. Willis, an unmarried woman from Garth F. Fails, married, by Warranty Deed dated 08/28/2009 and recorded 09/08/2009 in Instrument No. 20090908-0083871, Register's Office of said County.

This is improved property known as 21 Vaughns Gap Road, Apt. 16, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s) .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 14th day of January, 2022

GRANTOR(S)

Pamela P. Willis

Pamela P. Willis

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Pamela P. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of Jan, 2022

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9-23-25



TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/14/22 (date of document).

Frank Roberts

1/14/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of January, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024