WARRANTY DEED

Karen Johnson Davidson County
Batch# 817048 **DEEDWARR**
03/08/2022 08:46:31 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20220308-0025990

O-FSBO-21-629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Alex Gander	**Veterans United Home Loans**	
(NAME)	(NAME)	**149-07-0A-117.00-CO**
629 Cadogan Court	**1400 Veterans United Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBIE L GANDER, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX GANDER, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Chelsea Village of record in Plat Book 7900, Page 119, 120 and 121, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bobbie Gander, unmarried by Warranty deed from David H. Linton and wife Kimberly A. Linton of record in Book 10699, page 166, Register's Office for Davidson County, Tennessee, dated November 21, 1997 and recorded on November 26, 1997.

THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:

- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 119 through 121, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8082, Page 329, amended in Book 8083, Page 386 and Book 8842, Page 434, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By laws of record in Book 8082 , Page 348, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Homeowners Association of record in Book 8813, Page 192, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 8127, Page 873, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 8127, Page 878 and Book 8127, Page 913, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Homeowners Association of record in Book 8838, Page 542, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **629 Cadogan Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 3 DAY OF MARCH, 2022.

Bobbie L Gander

Bobbie L Gander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBIE L GANDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212