WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/14/2001

(AFFIX SEAL)

JILL E. TRAPP NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 05/23/01 14:43 2pgs
Fees:11.00 Taxes:440.30

20010523-0053661

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VOA Property Corporation of Louisville, Inc.	VOA Property Corporation of Louisville, Inc.	Map 75
(NAME) 4725 Phoenix Drive	(NAME) 933 Goss Ave.	Group 4
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Louisville, KY 40217	Parcel 132
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen L. Sanders and wife Tammy L. Sanders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VOA Property Corporation of Louisville, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 343 on the Plan of Section Six, Tulip Grove, as of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen L. Sanders and wife Tammy L. Sanders by deed from Jennifer Faircloth of record in Deed Book 10619, page 530, Register's Office for said County.

Sewer Line Easement as shown of record in Deed Book 4471, Page 573, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4511, Page 994, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4725 Phoenix Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 21st day of May, 2001.

Stephen L. Sanders

Tammy L. Sanders

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen L. Sanders and wife Tammy L. Sanders the bargainor ___, 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.

My Commission Expires: 10/14/2001

Jill E. Trapp
My Commission Expires 10/14/2001

JILL E. TRAPP NOTARY PUBLIC AT LARGE WILSON CO. TENN.

File Number2105144

RETURN TO:
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