WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/01 10:48 3pgs
Fees:15.00 Taxes:647.50

20010525-0054688

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/14/2004

(AFFIX SEAL)

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

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
Stephen L. Sanders	Wells Fargo Home Mortgage	Map 51
(NAME) 1012 Chadwell Drive	(NAME) 4456 Corporation Lane	Group 02-0
(ADDRESS) Madison, TN 37115	(ADDRESS) Virginia Beach Virginia 23462	Parcel 11
(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,

George T. Brown and Wife, Edith E. Brown,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen L. Sanders and Wife, Tammy L. Sanders,

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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to George T. Brown and Wife, Edith E. Brown by deed from Castleman Construction Company of record in Deed Book 4199, page 216, Register's Office for said County. and also the same property conveyed to George T. Brown and wife, Edith E. Brown by deed from James B. Wynn and wife, Gewell M. Wynn, of record in Deed Book 106, page, 241, Register's Office for said county.

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

unimproved ☐

This is improved ☒ property, known as 1012 Chadwell Drive, Madison, TN 37115

(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.

George T. Brown

Edith E. Brown

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 George T. Brown and Wife, Edith E. Brown 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

Notary Public

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

File Number2105114
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

EXHIBIT "A"

LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE NORTH BY WILBURN ON THE EAST BY GREENE AND SHYAMI ON THE SOUTH BY CHADWELL DRIVE AND ON THE WEST BY ALLEN AND STANPHILL AND BEING DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY CAMPBELL, McRAE & ASSOC. (JOHN HOOD TN. R.L.S.#1838) DATED 5-17-01 MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CHADWELL DRIVE, SAID POINT BEING LOCATED 375' WEST OF GRAYCROFT AVENUE AND BEING THE SOUTHWEST CORNER OF THE HASMUKH SHYAMI LAND (BOOK 6983, PAGE 923 R.O.D.C., TN.); THENCE WITH SAID NORTHERLY MARGIN WESTERLY 200' TO A POINT AT THE SOUTHEAST CORNER OF THE ROBERT ALLEN LAND; THENCE LEAVING SAID NORTHELY MARGIN WITH SAID ALLEN AND JOAN STANPHILL (BOOK 9097, PAGE 624 R.O.D.C., TN.)NORTHERLY 397' TO A POINT IN THE SOUTHERLY LINE OF E.D. WILBURN (BOOK 3999, PAGE 533 R.O.D.C., TN.); THENCE WITH SAID WILBURN EASTERLY 200.41' TO A POINT IN THE WESTERLY LINE OF DAVID GREENE (BOOK 10631, PAGE 767 R.O.D.C., TN.); THENCE WITH SAID GREENE AND SAID SHYAMI SOUTHERLY 398.15' TO THE POINT OF BEGINNING.

Being the same property conveyed to George T. Brown and wife, Edith E. Brown by deed from Castleman Construction Company of record in Deed Book 4199, page 216, Register's Office for said County, and also the same property conveyed to George T. Brown and wife, Edith E. Brown by deed from James B. Wynn and wife Gewell M. Wynn of record in Deed Book 106, page 241.,Register's OFfice for said County.