RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC A LARGE Sumner County

Davidson County DEEDWARR
Recvd: 12/02/02 14:06 2pgs
Fees:13.00 Taxes:539.28

20021202-0148062

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher E. Climer	SunTrust Bank	143-2C-30CO
(NAME) 717 Harpeth Trace Drive	(NAME) 201 4th Avenue, N.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	
(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,

WILLIAM EVAN SANDERS JR. AND WIFE, JENNIFER SANDERS,

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

CHRISTOPHER E. CLIMER, AN UNMARRIED PERSON

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:

Land in Davidson Coutny, Tennessee, being Lot No. 30 on the Plan of Harpeth Knoll, of record in Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Evan Sanders Jr. , an unmarried person by deed from Paul E. Matrisian and wife, Lynn M. Matrisian of record in Book 9880, Page 413, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 717 Harpeth Trace Drive, Nashville, TN 37221
(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 27th day of November, 2002.

William Evan Sanders Jr.

Jennifer Sanders

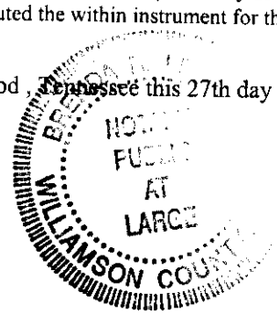
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 27th day of November, 2002

Commission expires: March 10, 2003



Brenda R Lehman
Notary Public