WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/20/05
(AFFIX SEAL)

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 06/19/03 09:59 2pgs
Fees:13.00 Taxes:843.60
20030619-0084671

D-0253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Sanders	Thomas Lee Sanders	104-06-0-313.00
(NAME)	(NAME)	
401 Gentry Avenue	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Carolyn M. Baird and Jennifer Baird Ailes, f/k/a Jennifer Baird Rachel Cauthen, f/k/a Rachel Baird Curtis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Lee 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:

Land in Davidson County, Tennessee, being Lots Nos. 13-B and 13-C, of Block 3, on the Map of the Resubdivision of Lot No. 11, Block No. 1, Lots Nos. 12 and 13 of Block No. 3, and Lot Nos. 12 and 13 of Block No. 4 of Fairfax Place, of record in Book 547, Page 77, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to W.V. Mansfield and wife, Hettie O. Mansfield by Warranty Deed from Cecil Mai Arterburn and husband, Roy G. Arterburn, dated April 30, 1948, of record in Book 1583, Page 159, Register's Office for Davidson County, Tennessee. The said W.V. Mansfield and wife, Hettie O. Mansfield both having since died, leaving property vested to Carolyn M. Baird, Jennifer Baird (now known as Jennifer Baird Ailes), and Rachel Baird Curtis (now known as Rachel Cauthen) by Last Will and Testament of record in Book 6553, Page 849, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3110 Acklen Avenue, Nashville, TN 37212
(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 our hands this 10th day of June, 2003.

Rachel Cauthen

Carolyn M. Baird

Jennifer Baird Ailes by Carolyn M Baird
By Carolyn M. Baird, Attorney in Fact

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 Carolyn M. Baird and Rachel Cauthen, f/k/a Rachel Baird Curtis 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 Nashville, Tennessee this 10th day of June, 2003.

Commission expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Amanda Nordman

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Carolyn M. Baird, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jennifer Baird Ailes, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jennifer Baird Ailes. Witness my hand and Notarial Seal this 10th day of June, 2003.

Amanda Nordman

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212