WARRANTY DEED

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 139,500.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30 DAY OF June, 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES (AFFIX SEAL) 4-27-2008

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Derrick Tripp	Same as Owner	163-1-21
4212 Kevinwood Court		Group
Antioch, TN 37013		Parcel
(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 AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael Douglas Sanders** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derrick Tripp** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property in Davidson County, Tennessee, known as 4212 Kevinwood Court, Antioch, Tennessee 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Hickory Highland Place, Phase 2 of Record in Book 9700, Page 681, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Donald Sanders by Quit Claim Deed from Nura Mandeel Sanders dated 06/19/03 and recorded 07/17/03 in Instrument # 20030717-0100310, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument # 20001102-0109002, said Register's Office.

Subject to all matters according to the Plan of record in Plat Book 9700 Page 681 said Register's Office. 2004 County taxes are being prorated, and are not yet due and payable.

☐ Unimproved
This is ☒ Improved property known at **4212 Kevinwood Court** (House No.) (Street) **Antioch,** (P.O.Address) (City or Town) **TN** (State) **37013** (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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this **11th day of January, 1900**

Michael Sanders

Davidson County DEEDWARR
Recvd: 07/19/04 08:48 2pgs
Fees:13.00 Taxes:516.15

20040719-0085588

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Michael Sanders a Notary Public in and for said County and State, within named Brian Vaski Michael Sanders be within named bargainor He, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this **11th day of January, 1900**

Brian Vaske
Notary Public

My Commission Expires: 4-27-2008

STATE OF TENNESSEE
COUNTY OF _____

Before me the undersigned, a Notary Public for the State and County aforesaid, person **Michael Sanders** the within named bargainor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the , the Corporation by himself

Witness my hand and official seal at _____, this **11th day of January, 1900**

_____
Notary Public

My Commission Expires: _____

BRIAN J. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.