Davidson County DEEDWARR Recvd: 07/29/04 10:54 2pgs Fees:13.00 Taxes:625.30 20040729-0090818 MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2004. Notary Public MY COMMISSION EXPIRES: October 12, 2005. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
William Daniel Sanders	~~Integrity Mortgage Group, Inc.~~ FLAGSTAR BANK	137-13-0-A
712 Milbridge Court	5151 CORPORATE DRIVE ~~128 Holiday Court #112~~	GROUP
Antioch, Tennessee 37013	TROY, MI 48098 ~~Franklin, Tennessee 37067~~	PARCEL 88.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****One Hundred Sixty Nine Thousand Dollars and Zero Cents ($169,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Stephen R. Pelland, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William Daniel Sanders and wife, Carmen Marie Arnold 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.

BEING Lot No. 88 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to Stephen R. Pelland by deed dated July 17, 1998, from Butler Construction, LLC , of record in Book 11030, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 712 Milbridge Court, Antioch, TN 37013

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 I do covenant with the said Grantees that I 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 I do further covenant and bind ourselves, my 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 hand this 16th day of July, 2004.

Stephen R. Pelland

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Stephen R. Pelland, the bargainor, with whom I am personally acquainted (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 Nashville, Tennessee this 16th day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County Tennessee