WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/22/08

(AFFIX SEAL)

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Stephen Sanders Ashton G. Sanders	Chase Manhattan Mortgage Corporation	Map 51, Group 15-0-A, Parcel 1
(NAME) 420 Walton Lane	(NAME) 200 E. Campus View Blvd.	Davidson County DEEDWARR Recvd: 08/27/04 16:17 2pgs Fees:13.00 Taxes:212.75
(ADDRESS) Madison, TN 37115	(ADDRESS) Columbus, OH 43235	20040827-0104143
(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, Wayne Gray McMahan and Wife, Diana A. McMahan , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Ashton G. Sanders~~ *Terry Stephen 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 Unit No. A-1 as shown on the Plat of Quail Creek Condominiums, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq.

Being the same property conveyed to Wayne Gray McMahan and Wife, Diana A. McMahan by deed from Bernita Geraldine Akers, single of record in Deed Book 8629, page 748, Register's Office for said County, executed on 05/15/92 and filed on 05/20/92.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 420 Walton Lane, 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 13th day of August, 2004.

Wayne Gray McMahan

Wayne Gray McMahan

Diana A. McMahan

Diana A. McMahan

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wayne Gray McMahan and Diana A. McMahan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/13/2004.

My Commission Expires: 5/23/06

Walter E. Phillips
Notary Public

File Number2408080
RETURN TO:
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

WALTER E. PHILLIPS
Notary Public At Large
RUTHERFORD COUNTY, TN