**BOX 13**

**#** 10268 **WARRANTY DEED**

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua N. Sanders | Countrywide Home Loans | 136-3A-98 |
| (NAME) | (NAME) | |
| 3880 Priest Lake Drive, Unit 14 | 3011 Armory Drive Ste. 120 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37217 | Nashville, TN 37204 | |
| (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, Robert L. Karger, Successor Trustee, U/A/D 8-5-2002 of The Patricia Dundee Revocable and Living Trust Agreement, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua N. Sanders, ~~a~~ married, 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 14, Building No. 19, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, page 88, Register's office for said County, to which reference is here made

Being the same property conveyed to Patricia Dundee, Trustee and any Successor Trustee U/A/D August 5, 2002 of the Patricia Dundee Revocable Living Trust Agreement , by deed of record in Instrument No. 20020813-0098057 Register's Office for Davidson County, Tennessee. The said Patricia Dundee having since died and Robert L. Karger being the successor Trustee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3880 Priest Lake Drive Unit 14, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 09/19/05 15:42 2 pgs
Fees:13.00 Taxes:220.52

20050919-0112530

Witness our hands this 1st day of September, 2005.

Robert L. Karger, Successor Trustee, U/A/D 8-5-2002
of The Patricia Dundee Revocable Living Trust
Agreement

By: _____, Successor Trustee
Robert L. Karger, Successor Trustee,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 1st day of September, 2005, before me personally appeared Robert L. Karger as Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of September, 2005.

Commission expires: ~~May 28, 2006~~
5/30/07

_____
Notary Public

KRYSTAL T. HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007