# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/06 08:35 2 pg:
Fees:13.00 Taxes:616.24

20060508-0052955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John R. Sanders | John R. Sanders | 52-13-69 |
| (NAME) | (NAME) | |
| 2149 Wooddale Lane | 2149 Wooddale Lane | |
| (ADDRESS) | (ADDRESS) | |
| , TN | Nashville, TN 37214 | |
| (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,

Birchcrest Properties I, LLC, a Michigan Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Sander and wife, Sarah J. 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 Lot(s), 20, as shown on the map entitled Woodale Grove Annex Subdivision of Part of J. H. Gothard's Lands (also known as Wooddale Drive Annex), of record in Plat Book 547, page(s) 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Birchcrest Properties I, LLC, a Michigan limited liability company by deed from Hamill Properties, LLC, a Michigan Limited Liability Company, of record as Instrument No. 20060104-0000965, dated December 16, 2005, said Register's Office.

unimproved ☐

This is improved ■ property, known as 2149 Wooddale Lane, Nashville, TN 37214

(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 hand this 2nd day of May, 2006.

Lisa M. Lapciuk
Lisa M. Lapciuk

Birchcrest Properties I, LLC, a Michigan limited liability company

By: Dale Hamill
Denise Hamill

Dale Hamill
Dale Hamill

**STATE OF MICHIGAN )**
**COUNTY OF KENT )**

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Denise / Dale Hamill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Partner of Birchcrest Properties I, LLC, a Michigan Limited Liability Company, the within named bargainor, and that he/she as such office, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Denise / Dale Hamill.

Witness my hand and official seal at Gr. Rapids, this 2nd day of ~~April~~ May 2006 ~~2005~~.

Lisa M. Lapciuk
Notary Public

My Commission Expires: 11-4-2012

LISA M. LAPCIUK
Notary Public, State of Michigan
County of Kent
My Commission Expires Nov. 4, 2012
Acting in the County of Kent