WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/06 14:00 2 pgs
Fees:13.00 Taxes:1239.13

20060606-0066900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$334,900.00**

Carole A. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee E. Ramos	**Leader Mortgage, LLC**	**129-5-2**
(NAME)	(NAME)	
6640 Jocelyn Hollow Road	**7485 New Horizon Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Frederick, MD 21703**	
(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, **Michael S. Sanders and wife, Carole A. Sanders**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renee E. Ramos, unmarried**, 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, as follows:

BEING Lot No. 969 on the Plan of West Meade Farms, Section XVI, as of record in Book 2663, page 56, Register's Office for said County.

SAID Lot fronts 154 feet on the northwesterly side of Jocelyn Hollow Road and runs back 438 feet on the northeasterly line and 447.7 feet on the southwesterly line, to a dead line in the rear on which it measures 155.8 feet.

Being the same property conveyed to Michael S. Sanders and wife, Carole A. Sanders by deed from Carole A. Sanders, formerly known as Carole Eshaghpour of record in Instrument No. 20030807-0112422 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **6640 Jocelyn Hollow Road, Nashville, TN 37205**

(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 our hands this 26th day of May, 2006.

Michael S. Sanders

Carole A. Sanders

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S. Sanders and wife, Carole A. Sanders, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF MAY, 2006.

Commission expires: 3-21-09



Notary Public