File No. 20060341

WARRANTY DEED

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2006.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Owen Sanders	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	141-06-0C-007.005 CO
(NAME)	(NAME)	
3608 Crossbrooke Drive	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Irving, TX 75038	
(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, Christopher Cage and Melanie Cage, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Owen Sanders and wife, Victoria Lynn 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 No. 25 on the Plan of Riverbridge Community, Phase 1A of record in Instrument Number 200302130019997, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Christopher Cage and Melanie Cage, husband and wife by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated September 2, 2003 and filed for record on September 30, 2003 in Instrument Number 200309300143862, in the Register's Office for Davidson County, Tennessee.

Subject to an Easement of record in Instrument Number 200212170155374, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Numbers 200302050016044, 200303030027396 and 200308060111893, said Register's Office.

Subject to By-Laws of record in Instrument Number 200302180020999, said Register's Office.

Subject to Open-Space Deeds of record in Instrument Numbers 200303030027395 and 200308060111892, said Register's Office.

Subject to Charter of record in Instrument Number 200302180020998, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3608 Crossbrooke Drive, Nashville, TN 37221
(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 1st day of September, 2006.

Davidson County DEEDWARR
Recvd: 09/06/06 10:57 2 pgs
Fees:13.00 Taxes:732.60

20060906-0109959

Christopher Cage

Melanie Cage

File No. 20060341
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Cage and Melanie Cage, husband and wife, the bargainor(s), 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 this 1st day of September, 2006.

Commission expires:

Lura Brady
Notary Public

