File No. 260801170

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/08/06 11:28 2 pgs
Fees:13.00 Taxes:592.00

20060908-0111372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander J. Bucary	Sallie Mae Mortgage Company	
(NAME) 1260 Cheyenne Boulevard	(NAME) 6000 Commerce Parkway Ste A	MAP/PARCEL 05305004100
(ADDRESS) Madison, TN 37115	(ADDRESS) Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Albert Sanders, and Wife, Minnie B. Sanders**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander J. Bucary, a single man**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 131 on the Plan of SEQUOIA VALLEY, Section 3, as of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 131 fronts 117.8 feet on the westerly margin of Cheyenne Boulevard and extends back between parallel lines 124.8 feet to a dead line.

Being the same property conveyed to Albert Sanders, and Wife, Minnie B. Sanders by deed from Willima C. Luckado and Wife, Loretta L. Luckado of record in Deed Book 10549, page 656 and filed for record on July 31, 1997, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4598, Page 384, Register's Office of said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1260 Cheyenne Boulevard, 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 31st day of August, 2006.

Albert Sanders by Sharon Mayberry Follis

Albert Sanders by Sharon Follis, atty in fact

Minnie B. Sanders by Sharon Mayberry Follis as attorney in fact

Minnie B. Sanders by Sharon Follis atty in fact

STATE OF Tennessee
COUNTY OFWilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sharon Follis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Book *, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Albert Sanders, and Wife, Minnie B. Sanders (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 8/31/2006.

Laura A Moore

, Notary Public.

My Commission Expires:.
April 7, 2009

File Number: 260801170
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Laura A. Moore
State of Tennessee Notary Public
Sumner County

*2006090801113 21