This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2070002

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/02/07 13:23 2 pgs
Fees:13.00 Taxes:307.10

20070202-0014096

**Send Tax Bills To:**

Same / New Owner

**New Owner is:**
Ervin and Brenda Sanderford
569 Phipps Drive
Nashville, TN 37218

MAP / PARCEL: 058-11-0-202.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Damian R. Mingle and Sarah M. Mingle, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ervin Sanderford and wife, Brenda Sanderford**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **569 Phipps Drive, Nashville, TN 37218**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Royal Hills Subdivision, of record in Book 4860, page 47, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Damian R. Mingle and Sarah M. Mingle, husband and wife, from Ervin Sanderford, II and wife, Brenda L. Sanderford by Warranty Deed dated January 3, 2005 and recorded January 6, 2005 in Instrument No. 20050106-0002280, Register's Office for Davidson County. Also conveyed to Ervin Sanderford, II and wife Brenda L. Sanderford from Construction Properties, Inc. by deed dated June 27, 1980 and recorded June 30, 1980 in Book 5618, page 891, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4813, page 77; Book 4843, page 701; and Book 4895, page 102; and all matters of record on plat in Book 4860, page 47, Register's Office for Davidson County.

DM SMM
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of January, 2007.

GRANTOR:

**Damian R. Mingle**

Sarah M. Mingle

**Sarah M. Mingle**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Damian R. Mingle and Sarah M. Mingle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of January, 2007.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Affiant

**SWORN TO** and subscribed
before me this 31st day of
January, 2007.

NOTARY PUBLIC
My commission expires:
10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.