WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandy D Austin	New Owner	13315000600
(NAME)	(NAME)	
317 Verbena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MY COMMISSION EXPIRES NOV 22 2010

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,

Donald M. Sanders and wife, Rebecca Lynn Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandy D. Austin, 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, being Lot No. 52 on the Plan of Highview Acres, as of record in Book 2331, Page 52, Register's Office for said County.

Said Lot No. 52 fronts 71 feet on the southwesterly side of Verbena Drive and runs back 250 feet on the southeasterly line and 327.2 feet on the northwesterly line to a dead line in the rear, measuring 152 feet thereon.

Being the same property conveyed to Donald M. Sanders and wife, Rebecca Lynn Sanders by deed from Letha E. Jaco, unmarried of record in Book 6065 and Page 246 on 05/26/1983 and filed for record on 05/27/1983, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 317 Verbena Drive, Nashville, TN 37211
(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 day of,.

Donald M. Sanders

Rebecca Lynn Sanders

Davidson County DEEDWARR
Recvd: 08/31/07 09:40 2 pgs
Fees:13.00 Taxes:503.20

20070831-0104798

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Cuyahoga

Personally appeared before me, a Notary Public of said County and State, **Donald M. Sanders and Rebecca Lynn Sanders** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2007

Bernadette A. Wiechowski
Notary Public

BERNADETTE A. WIECHOWSKI
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Comm. Expires August 19th, 2009