File No. 70538

WARRANTY DEED

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE ME~~, THIS THE ~~27TH~~ 5th DAY OF ~~AUGUST~~ September, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~7-19-08~~ 1/24/09

(AFFIX SEAL)

AMANDA VAUGHN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandi Renee Sanders	Magna Bank f/k/a 1st Trust Bank for Savings	042 04 0 078.00
(NAME)	(NAME)	
516 Amquiwood Court	6525 Quail Hollow Rd, #300	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38120	
(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, Patricia L. Holman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandi Renee Sanders, 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:

Being Lot No. 26 on the Plan of Heritage Place Subdivision, as of record in Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia L. Holman by deed from Cathie Whiteside, unmarried, dated October 8, 2002 and recorded on October 11, 2002 in Instrument No. 20021011-0125040, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6148, page 537, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

Davidson County DEEDWARR
Recvd: 09/07/07 10:51 2 pgs
Fees:13.00 Taxes:462.50
20070907-0107533

unimproved ☐

This is improved ☒ property, known as 516 Amquiwood Court, 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 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 my hand this 27th day of August, 2007.

Patricia L. Holman

File No. 70538
STATE OF TENNESSEE

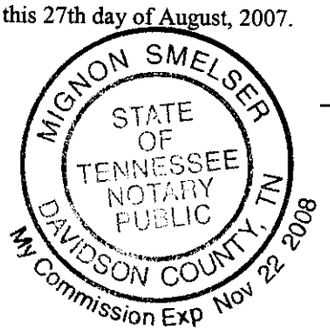
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Holman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2007.

Commission expires:

11-22-08



Notary Public