WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2008.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
14017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sims Sanders	Sims Sanders	93-16-0-93
1 MARYLAND (NAME) ~~FARMS~~ ~~68 Maury Street~~ Suite 103	(NAME) 1 MARYLAND FARMS Suite 103	
Brentwood, (ADDRESS) ~~Nashville,~~ Tennessee ~~37210~~ 37027	(ADDRESS) Brentwood, TN. 37027	
(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, Michael W. Cothern, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sims Sanders and wife, Lara B. 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. 175 on the Map of Maury and Claiborne Addition, of record in Plat Book 21, Pages 84 & 85, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 175 fronts 85 feet on the Westerly side of Maury Street an runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michael W. Cothern, by deed of record in Instrument No. 20030709-0094994, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 68 Maury Street, Nashville, TN

(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.

Davidson County DEEDWARR
Recvd: 02/21/08 11:13 2 pgs
Fees:13.00 Taxes:150.22
20080221-0016979

Witness my hand this 8th day of February, 2008.

x _____
Michael W. Cothern

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Cothern with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2008.

Commission expires:

7-25-09

_____
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp.
07/25/09
State Of
TENNESSEE
Davidson County