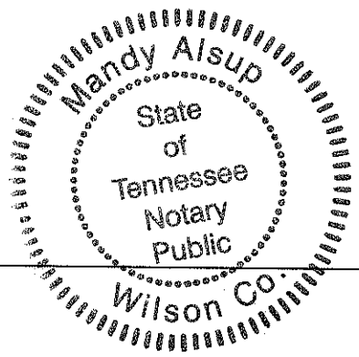
File No. 280700425

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: . 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Sidwell, Barrett, & Welch, PC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/29/08 08:32 3 pgs
Fees:18.00 Taxes:656.75
20080729-0077227

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Beth Boyd	Franklin American Mortgage Company	Map 161-09 Parcel 096.00
(NAME) 5520 Thalman Drive	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37067	
(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,

T. Randall Sanders Jr. and wife, Charlotte Sanders

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Mary Beth Boyd, an unmarried woman

hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 60a on the Plan of Lots 63, 64 & 68, Revised Zone Lot Division Lots 54, 55, 57, 58, 60, 63, 64, 56 & 66, Brentwood Meadows, Section 3, as of record in Plat Book 6250, Page 555 and revised in Plat Book 6250, Page 775, 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 T. Randall Sanders Jr. unmarried by Warranty Deed from Cynthia Ann Graham, unmarried of record by Instrument No. 200409030107150, Register's Office for Davidson County, Tennessee.

Charlotte Sanders joins in this conveyance for the purpose of conveying all right, title and interest in and to said property marital or otherwise.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants 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 5520 Thalman Drive, Brentwood, TN 37027

(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), HER 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), HER 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 22nd day of July, 2008.

T. Randall Sanders Jr.

T. Randall Sanders Jr.

Charlotte Sanders

Charlotte Sanders

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 T. Randall Sanders Jr. and wife, Charlotte Sanders the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of July, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright

Notary Public

File Number: 280700425

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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

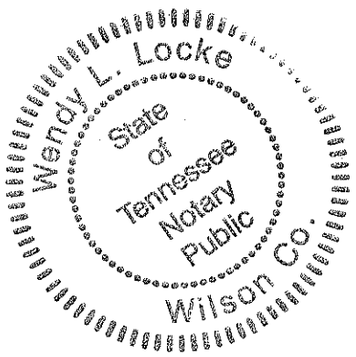
STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state, Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 6-27-2011

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