WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: Jan 23, 2012
(AFFIX SEAL)

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Anya E. Lockert-Young	Mortgage Investors Group	142-9-D-13
(NAME)	(NAME)	
967 General George Patton Road	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/02/09 14:06 3 pgs
Fees:18.00 Taxes:796.24
20090602-0050755

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, James E. Sanders and wife, Patsy B. Sanders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anya E. Lockert-Young an unmarried person, 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:

A Certain condominium apartment in Davidson County, Tennessee, being Unit 967 with carport designated as G967, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Book 5200, pages 359 and 360, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James E. Sanders and Patsy B. Sanders, by deed of record in Book 7545, Page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Sanders and wife, Patsy B. Sanders, by deed of record in Book 7545, Page 112, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of James E. Sanders and Patsy B. Sanders by Jeanie Johnson as their Attorney In Fact pursuant to recorded Power of Attorney of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

20090602-0050754

unimproved ☐

This is improved ☒ property, known as 967 General George Patton, Nashville, TN 37221

(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 29th day of May, 2009.

James E. Sanders by Jeanie Johnson, his attorney in fact

Patsy B. Sanders , by Jeanie Johnson, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of May, 2009, before me personally appeared Jeanie Johnson, the person who executed the foregoing instrument on behalf of James E. Sanders and Patsy B. Sanders and who acknowledged that she executed the same as the free act and deed of the said James E. Sanders and Patsy B. Sanders, through Power of Attorney granted she by the said James E. Sanders and Patsy B. Sanders.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2009.

Commission expires:

Notary Public



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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

