WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,188,747.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Snider, Trustee	SAME	Map 158
(NAME) 4301 Hillsboro Road, Suite 300	(NAME)	Parcel 123
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **MARK D. SANDERS AND WIFE, CINDY S. SANDERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY SNIDER, TRUSTEE,** 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. 2 on the Plan of J. B. Thomas Subdivision of record in Plat Book 6200, page 990, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark D. Sanders and wife, Cindy s. Sanders, by deed dated October 15, 1997 from Alan D. Vines and wife, Monica B. Vines, of record in Book 10646, page 305, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that property conveyed to Tennessee Department of Transportation by Warranty Deed of record in Book 11365, page 961, said Register's Office, described as follows:

Beginning at the point of intersection of the existing northwest margin of Sr. 106 and the northeast boundary of the Charles E. Davis, Etux, property, said point of intersection being 40.90 feet left of SR. 106 proposed centerline station 311+31.76; thence with said northeast boundary north 55 degrees, 05 minutes, 40 seconds west 11.10 feet to a point, said point being 52.00 feet left of SR. 106 proposed centerline station 311+31.75; thence with the proposed northwest margin of said road (1) north 34 degrees, 55 minutes, 56 seconds east 193.39 feet (2) having a 11407.16 foot radius curve northeasterly 109.38 feet to a point, said point being 52.00 feet left of SR. 106 proposed centerline station 314+35.07; thence with the southwest boundary of the Stephen A. Marstiller, Etux, property south 50 degrees, 03 minutes, 47 seconds east 11.48 feet to a point, said point being 40.52 feet left of SR.106 proposed centerline station 314+33.96; thence with said existing margin southwesterly 302 feet more or less to the point of beginning, containing 3410 square feet and being part of the same property conveyed by Alan D. Vines and wife, Monica B. Vines to Mark D. Sanders and wife, Cindy S. Sanders of record in Book 10646, page 305, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090052321 DEEDWARR
Recvd: 08/03/09 12:44 2 pgs
Fees:13.00 Taxes:4398.36
20090803-0072412

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 6200, page 990, said Register's Office; and (c) easements of record in Book 7474, page 674, Book 7474, page 677, Book 7474, page 683 and Book 9583, page 138, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6255 Hillsboro Pike, Nashville, Tennessee 37215

(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 3rd day of August, 2009.

Mark D. Sanders

Cindy S. 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 Mark D. Sanders and Cindy S. Sanders, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2009.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public