File No. 91063

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Tanya J. Duncan	PrimeLending, a PlainsCapital Company	075 12 0C 022.00 CO
(NAME)	(NAME)	
737 Tulip Grove Road Unit 204	18111 Preston Rd., Suite 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Lydia M. Sanders, married, formerly known as Lydia Renee McElhiney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanya J. Duncan, a single woman, 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 & Unit No. 204, (Parcel 22), Building No. 2, as shown on the "Brookside Park (Villa) Townhomes, Phase Two, a Horizontal Property Regime with Private Elements", of record in Instrument No. 200010100100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lydia Renee McElhiney, unmarried by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated October 11, 2001 and recorded on October 17, 2001 in Instrument No. 20011017-0113209, Register's Office, Davidson County, Tennessee.

Lydia Renee McElhiney and Lydia M. Sanders are one and the same person.

Stephen A. Sanders, husband of Lydia M. Sanders, joins in the conveyance for the purpose of conveying any interest, marital or otherwise he may have in said property.

Declaration of Covenants, Conditions and Restrictions for Brookside Park Townhomes, a horizontal property regime with private elements, of record in Book 11653, page 251, as amended in Instrument No. 200007180070532 and Instrument No. 200102120013362, said Register's Office.

By-Laws of Brookside Park Townhouse Corporation of record in Book 11653, page 273, said Register's Office.

Charter of Brookside Park Townhouse Corporation of record in Book 11653, page 248, said Register's Office.

Easement to Metro Government of record in Book 4126, page 977, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090086724 DEEDWARR
Recvd: 12/28/09 13:17 2 pgs
Fees:13.00 Taxes:484.70
20091228-0117289

File No. 91063

unimproved ☐

This is improved ☒ property, known as 737 Tulip Grove Road Unit 204, Hermitage, TN 37076

(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 17th day of November, 2009.

Lydia M. Sanders

Lydia M. Sanders

Stephen A. Sanders

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 Lydia M. Sanders and Stephen A. Sanders, 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 17th day of November, 2009.

Commission expires:

2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County