BILL GARRETT, Davidson County
Trans:T20100012870 DEEDWARR
Recvd: 03/04/10 09:36 2 pgs
Fees:13.00 Taxes:730.75
20100304-0016515

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $197,500.00.

AFFIANT

Subscribed and sworn to before me, this 26th day of February, 2010.

NOTARY PUBLIC

COMMISSION EXPIRES: 7-2410

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Southern Legacy Title and Escrow, LLC
5331 Main Street
P.O. Box 1800
SPRING HILL, TN 37174

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Patricia Alex 1257 Brentwood Highlands Drive Nashville, TN 37211	New Owner	172-04-0-A-070.00 CO

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Valinda M. Tatom, as sole heir at law of Malinda T. Sanders, deceased, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Patricia Alex, unmarried, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 76 on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331, 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 Malinda T. Sanders, Unmarried by Warranty Deed from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, recorded on the 5th day of October, 2001 in Instrument No. 20011005-0108876, in the Register's Office of Davidson County, Tennessee. The said Malinda T. Sanders having since died intestate on September 17, 2009. Valinda M. Tatom was appointed as Administrator of the Estate of Malinda Beth Sanders a/k/a Melinda T. Sanders and identified as the sole heir in documents filed under Docket Number 09P1503 the Circuit Court for Davidson County, Tennessee (Probate Division) and in Instrument No. 20100223-0013761, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for the year 2010, a lien, not yet due or payable. Subject to all matters shown on the Plan of record in Plat Instrument No. 20000209-0013331; Covenants, Conditions and Restrictions of record in Book 11189, Page 612 and amended in Book 11356, Page 815; Book 11629, Page 906 and Instrument No. 20020722-0087704 and Instrument No. 20021121-0144877; Easement for Sewer, of record in Book 7461, Page 773 and Book 7461, Page 805; Easement for Ingress & Egress, of record in Book 11189, Page 612; Easement for Bellsouth, of record in Book 11608, Page 467; Quitclaim Deed to the HOA, of record in Instrument No. 20000407-0035205; HOA Charter of record in Book 11595, Page 872; All matters of Plat Book 9700, Page 773; all in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1257 Brentwood Highlands Drive, Nashville, Tennessee 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 26th day of February, 2010.

Valinda M. Tatom

Valinda M. Tatom

Valinda M. Tatom, Administrator of the
Estate of Malinda T. Sanders

Valinda M. Tatom Administrator of the Estate of Malinda T. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Valinda M. Tatom, the within named bargainor(s), 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 Franklin, Tennessee, this 26th day of February, 2010.

STEPHANIE G. GARRISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission expires: June 19th 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Valinda M. Tatom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Administrator for the Estate of Malinda T. Sanders, the within named bargainor, and that Valinda M. Tatom, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Estate for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of February, 2010.

STEPHANIE G. GARRISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My Commission expires: June 19th 2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212