BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2010.

Notary Public

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

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
Roger J. Grunch	Regions Bank d/b/a Regions Mortgage	106-16-44 and
(NAME)	(NAME)	119-4-159
432 Foothill Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(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, **DOUGLAS L. SANDERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER J. GRUNCH AND WIFE, ETHEL B. GRUNCH,** 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hill-N-Dale Acres Subdivision as of record in Book 2900, pages 33 & 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Douglas L. Sanders and Ladye Frank Sanders by deed from Harding College, Inc. of record in Book 5364, page 84, Register's Office for Davidson County, Tennessee, dated September 6, 1978. And being the same property conveyed to Ladye Frank Sanders by Quitclaim Deed from Tom G. Coleman, Jr., Trustee of record in Book 6060, page 30, Registers Office for Davidson County, Tennessee, dated May 19, 1983. The said Ladye Frank Sanders having since died and by her Will of record in Docket No. 09P-1794, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was conveyed to Douglas L. Sanders.

Tract 2:
Land in Davidson County, Tennessee, being a 2.3, more or less, acre portion of the property conveyed to the Christian Education, Inc. in Book 6231 Page 699, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point lying at the common rear corner of Lots 17, 18 & 19 on the Plan of Hill-N-Dale as of record in Book 2900, Page 34, Register's Office of Davidson County, Tennessee; thence leaving said point and running in a southeasterly direction a distance of 350, more or less, feet to a point lying at the common rear of Lots 26 and 27 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, Page 79, Register's Office of Davidson County, Tennessee, said point further described as lying in the centerline of Mill Creek and the rear lines of Lots 27, 28 & 29 on the said Plan of Glencliff Estates, in a southwesterly direction a distance of 287, more or less, feet to the common rear corner of Lot 29 and the corner of a proposed Street; thence leaving the centerline of Mill Creek and the rear line of Glencliff Estates and running in a northwesterly direction a distance of 365, more or less, feet to a point lying on the southerly line of Hill-N-Dale, Section 2, as of record in Book 4175, Page 5, Register's Office of Davidson County, Tennessee and the centerline of Deervale Drive; thence running with the said line of Hill-N-Dale, Section 2, North 45 degrees 40' 13" East a distance of 30 feet to a point lying on the southwesterly line of said Lot 19; thence running with the said line of Lot 19 in a southwesterly direction a distance of 52.22 feet to a point; thence running with the southeasterly line of said Lot 19 North 45 degrees 32' a distance of 232.8 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20100067482 DEEDWARR
Recvd: 10/25/10 11:54 2 pgs
Fees:13.00 Taxes:795.50
20101025-0085238

Being the same property conveyed to Douglas L. Sanders and wife, Ladye Frank Sanders by deed from Christian Education, Inc. of record in Book 7684, page 292, Register's Office for Davidson County, Tennessee, dated August 22, 1988. The said Ladye Frank Sanders having since died.

Included but Excluded is that portion of said property in which was conveyed to William B. Snell, Jr, and wife, Mildred L. Snell by Quitclaim Deed from Douglas L. Sanders and wife, Ladye Frank Sanders, of record in Book 9361, page 677, Register's Office for Davidson County, Tennessee, dated May 16, 1994.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) All matters appearing on the plan of record in Book 2900, pages 33 & 34, said Register's Office; (c) Agreed Final Order granting easement to the Metropolitan Government of Nashville and Davidson County, of record in Instrument 20030228-0026827, said Register's Office for Davidson County, Tennessee; and (d) Title to that portion of the premises embraced within the bounds of Mill Creek, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said creek.

unimproved ☐

This is improved ☒ property, known as 432 Foothill Drive, Nashville, TN 37217

(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 22nd day of October, 2010.

Douglas L. 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 Douglas L. Sanders, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of October, 2010.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 4, 2013