WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

BILL GARRETT, Davidson County
Trans:T20100072822 DEEDWARR
Recvd: 11/17/10 09:48 2 pgs
Fees:13.00 Taxes:1942.50
20101117-0091877

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis S. Sanders, III and Deborah C. Sanders	Franklin American Mortgage Co	Map 131-8
(NAME) 1133 Duncanwood Drive	(NAME) 501 Corporate Centre Dr. #400	Parcel 12
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	
(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, **CYNTHIA BROWN RONVEAUX, TRUSTEE OF THE CYNTHIA BROWN RONVEAUX LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CYNTHIA BROWN RONVEAUX, DATED OCTOBER 20, 2009**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIS S. SANDERS, III AND DEBORAH C. SANDERS, HUSBAND AND WIFE,** 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. 55 on the Plan of Duncanwood of record in Plat Book 1424, page 139, 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 Cynthia Brown Ronveaux, Trustee of The Cynthia Brown Ronveaux Living Trust, Established by the Revocable Trust Agreement of Cynthia Brown Ronveaux, Dated October 20, 2009, by deed from Cynthia Brown Ronveaux of record in Instrument #20091023-0097956, said Register's Office. Cynthia Brown Ronveaux and Cindy Ronveaux are one and the same person.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 1424, page 139, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1133 Duncanwood Drive, Nashville, Tennessee 37204

(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 15TH day of November, 2010.

Cynthia Brown Ronveaux, Trustee

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 Cynthia Brown Ronveaux, the bargainor, 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 and further acknowledged that she is the trustee of The Cynthia Brown Ronveaux Living Trust, Established by the Revocable Trust Agreement of Cynthia Brown Ronveaux, Dated October 20, 2009 and that she is authorized by said Trust Agreement to execute the within instrument as trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2010.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011