BILL GARRETT, Davidson County
Trans:T20110026385 DEEDWARR
Recvd: 05/04/11 11:02 2 pgs
Fees:13.00 Taxes:721.50
20110504-0034152

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110400128

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
2nd day of MAY, 2011

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES:
September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KELLY FARMER 1906 SEMINOLE AVENUE NASHVILLE, TN 37211	← 311 Thoss Ave. Nashville, TN 37211	105-16-0-276.00

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,

MICHAEL LYNN SAUNDERS, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KELLY FARMER

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. 6 on the Plan of Corinne Place Resubdivision of record in Plat Book 3700, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Lynn Saunders, an unmarried person, by Quitclaim Deed from Sherry Patricia Saunders, an unmarried person, dated 2/3/10 and recorded 2/16/10 in Instrument Number 20100216-0011758, in the Register's Office for Davidson County, Tennessee

ALSO BEING the same property previously conveyed to Michael L. Saunders dba Saunders Landscaping by Warranty Deed from Robert D. Galloway and wife, Phyllis E. Galloway, dated 7/11/00 and recorded 7/12/00 in Instrument Number 20000712-0068887, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1906 SEMINOLE AVENUE, NASHVILLE, TN 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 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 2nd day of MAY, 2011.

Michael Lynn Saunders

MICHAEL LYNN SAUNDERS

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 MICHAEL LYNN SAUNDERS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of MAY, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014