This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
BettyAnn Murphy, Co-Trustee
109 DONELSON PIKE
NASHVILLE TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **131-5**
GROUP
PARCEL **35.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Dyer, unmarried and Mary B. Sanders, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **BettyAnn Murphy, Co-Trustee and T. Adam Dozier, Co-Trustee of the Rex Warren Living Trust, either of whom may act on behalf of the Trust,** hereinafter called the GRANTEE, its 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. 31 on the Plan of Russwood Heights, of record in Book 2133, page 12-13, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William Dyer and Mary B. Sanders by Quitclaim Deed dated June 16, 2008 from William Dyer, of record in Instrument No. 20080617-0062241, said Register's Office; having been the same property conveyed to William K. Dyer by deed dated June 5, 2008 from Louise Stone Harrison of record in Instrument no. 20080617-0062239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20110040506 DEEDWARR
Recvd: 07/06/11 14:44 3 pgs
Fees:18.00 Taxes:1461.50
20110706-0051765

*Tommy L. Sanders, spouse of Mary B. Sanders, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **30th** day of **June, 2011.**

William Dyer

Mary B. Sanders by Tommy L. Sanders as attorney-in-fact

Mary B. Sanders, by Tommy L. Sanders, as attorney-in-fact AS attorney in fact

Tommy L. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Dyer,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2011.

ROBERT M. LOFFI
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

5-8-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tommy L. Sanders**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledges to be the Attorney in Fact for Mary B. Sanders, and as Attorney in Fact, he executed the within Warranty Deed by signing the name of Mary B. Sanders as her free and deed for the purposes therein contained..

WITNESS my hand and official seal this 30th day of June, 2011.

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $395,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

