BILL GARRETT, Davidson County
Trans:T20120004853 DEEDWARR
Recvd: 01/20/12 12:53 2 pgs
Fees:13.00 Taxes:684.50
20120120-0005764

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2012.

Notary Public

My commission expires: 3-17-14

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sandra A. Sanderson **Edward M. Sanderson**	**New Owner**	**Map 146, Group 08-0, Parcel 046.00**
378 Blackman Road		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Traci M. Turner now known as Traci M. Turner Boswell, married

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

Edward M. Sanderson and wife, Sandra A. Sanderson

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. 583 on the Plan of Caldwell Hall, Section Fourteen, of record in Plat Book 3300, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Traci M. Turner, unmarried, by Warranty Deed, from Scott A. Collier and wife, Cristy Collier, of record in Instrument No. 20040701-0078234, Dated June 17, 2004, Register's Office for Davidson County, Tennessee. Traci M. Turner has since married and is now known as Traci M. Turner Boswell.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 3300, page 77, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3436, page 335 and Book 3433, page 100, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 378 Blackman Road, 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 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.

Ben Bose Boswell, spouse of Traci M. Turner Boswell, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Witness my/our hand(s) this 13th day of January, 2012.

Traci M. Turner Boswell

Ben Bose Boswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Traci M. Turner Boswell and Ben Bose Boswell , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2012.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110878DH**
RECORD ~~& RETURN TO:~~
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067