WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2012** Notary Public MY COMMISSION EXPIRES: 7/13/12 (AFFIX SEAL)

Record & Return To
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Sanders	New Owner	11801035900
(NAME) 900 Knox	(NAME) 401 Gentry Avenue	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Dorothy Dunn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Lee Sanders**, 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. 24 on the Map of W.D. Gale's Kirkwood Addition, as of record in Book 332, page 76, Register's Office for said County, also a strip of ground 25 feet wide lying between the east line of Lot No. 24 and the west line of 9th Avenue South as changed by County Court.

Said Lot No. 24 and said 25 foot strip front together 75 feet on the southerly side of Knox Avenue and runs back between parallel lines with the westerly margin of 9th Avenue South, as now located, 170 feet to an alley.

Being the same property conveyed to James W. Alexander, and wife Fannie Mae Alexander by deed dated September 1, 1966 of record in Book 4053, page 320, Register's Office of Davidson County, Tennessee. James W. Alexander died on February 2, 1986 leaving Fannie Mae Alexander as surviving tenants by the entirety. Fannie Mae Alexander died intestate on January 7, 2011 leaving Dorothy Dunn as her sole surviving heir at law reference made to Affidavits of Heirship being recorded simultaneously herewith. Affidavits of Heirship are recorded in Instrument No. 20120502-0037648 and Instrument No. 20120502-0037649, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20120032153 DEEDWARR
Recvd: 05/02/12 13:04 2 pgs
Fees:13.00 Taxes:832.50
20120502-0037650

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, has 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 **30th** day of **April, 2012**

Dorothy Dunn

Dorothy Dunn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Dorothy Dunn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2012**

Notary Public

VALERIE CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7-3-2012