THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30590-05-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $449,000.00. Affiant Subscribed and sworn to before me this 16th day of May, 2012. Notary Public My Commission Expires:

KAREN FORD MARL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
George B. Sanders 231 Haverford Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 129 040 05600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harry Buckley Cole and Elizabeth Martz Cole, now known as Elizabeth Steiner Martz**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George B. Sanders, Jr. and wife, Kathryn C. Sanders** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 231 Haverford Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2012.

Harry Buckley Cole

Harry Buckley Cole

Elizabeth Steiner Martz

Elizabeth Steiner Martz

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Harry Buckley Cole and Elizabeth Steiner Martz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2012.

Notary Public

My Commission Expires

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 9/03, 2015

BILL GARRETT, Davidson County
Trans:T20120036316 DEEDWARR
Recvd: 05/17/12 10:09 2 pgs
Fees:13.00 Taxes:1661.30

20120517-0042725

EXHIBIT "A"

Land in the 23rd Councilmanic District of Davidson County, Tennessee, being Lot No. 2 on the Map of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade Subdivision, of record in Book 547 page 142, Register's Office for said County, and more particularly described in a boundary survey by Wamble & Associates, dated May 5, 1988, not of record, as follows:

Beginning at a point on the easterly margin of Haverford Avenue, said point being a common corner of Lots 2 and 3 of said Subdivision; thence along the easterly margin of said Haverford Avenue S 68 degrees 45 minutes 00 seconds E a distance of 74.00 feet to a point and continuing along said easterly margin S 79 degrees 26 minutes 45 seconds E a distance of 84.83 feet to a point, said point being a common corner of Lots 1 and 2 of said Subdivision; thence N 33 degrees 34 minutes 51 seconds E a distance of 348.62 feet to a point; thence N 56 degrees 15 minutes 10 seconds W a distance of 150.14 feet to a point; thence S 33 degrees 35 minutes 00 seconds W a distance of 397.95 feet to the point of beginning.

Being the same property conveyed to Harry Buckley Cole and wife, Elizabeth Martz Cole, by deed dated August 10, 1988, from Dowdle Development Company, Inc., a Tennessee corporation, of record in Book 7629, page 846, Register's Office for Davidson County, Tennessee. The parties having since divorced, and Elizabeth Martz Cole having been restored to her maiden name of Elizabeth Steiner Martz.

Together with a portion of West Meade Drive which was closed by Metro Ordinance No. 094-1021 on March 24, 1994. Said portion of said drive is described as lying immediately adjacent to and adjoining the northeasterly rear lot line of the above described Lot No. 2, extending the width of said Lot No. 2 and running back to the centerline of said abandoned drive.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 547, page 142, Register's Office for Davidson County, Tennessee.
2. Easements for utilities and drainage reserved in Metro Ordinance No. 094-1021 which closed a portion of West Meade Drive lying adjacent to subject property.