File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51319
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark D. Sanders Cindy S. Sanders 114 Mockingbird Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 10312024000

BILL GARRETT, Davidson County
Trans:T20120041088 DEEDWARR
Recvd: 06/05/12 08:19 2 pgs
Fees:13.00 Taxes:1217.30
20120605-0048661

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$329,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Pfleiger, Successor Trustee of the Seward Family Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark D. Sanders and spouse, Cindy S. Sanders** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 of Block A on the Plan of Cherokee Park of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 10 of Block A fronts 60 feet on the easterly margin of Mockingbird Road and extends back 153.48 feet on the northerly line and 155.40 feet on the southerly line to a dead line in the rear, measuring 58 feet thereon.

Being the same property conveyed to Jerome A. Seward and Grace P. Seward Trustees of The Seward Family Trust by Special Warranty Deed from Jerome A. Seward and Grace P. Seward, dated May 31, 2000 and recorded on June 7, 2000 of record in Doc. No. 20000607-0056980, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20030709-0094829, dated June 19, 2003 and recorded on July 9, 2003, subject property was conveyed to Jerome A. Seward and wife, Grace P. Seward. By Quitclaim Deed dated February 20, 2006 recorded on January 11, 2007, of record in Doc. No. 20070111-0004490, subject property was conveyed to Jerome A. Seward, Trustee and Grace P. Seward, Trustee of The Seward Family Trust. The said Jerome A. Seward and Grace P. Seward have since died with Grace P. Seward predeceasing Jerome A. Seward. By Abstract of Trust dated May 31, 2000, Mary Pfleiger was appointed as Successor Trustee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547 Pages 169 and 170, said Register's Office, which Plan shows a 45 foot minimum building setback line from Mockingbird Road and a 5 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 114 Mockingbird Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of June, 2012.

Mary Pfleiger Successor Trustee

Mary Pfleiger, Successor Trustee of the Seward Family Trust

State of TENNESSEE

County of DAVIDSON

On this 4th day of June, 2012 , before me the undersigned authority, personally appeared Mary Pfleiger, Successor Trustee of the Seward Family Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $329,000.00

Affiant

Sworn and subscribed before me this the 4th day of June, 2012

My Commission Expires: 9/8/2013

Notary Public

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.