Return To:
MH[illegible] Firm
1804 Wil[illegible] St. Ste 201
Br[illegible]

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050820**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$269,000.00~~ $271,500.00 Affiant Subscribed and sworn to before me, this 25th day of May, 2012. Notary Public My Commission Expires: 3-18-2014

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald B. Warren and Elizabeth S.Warren 5318 Overton Road Nashville TN 37220	New Owner	Tax Parcel ID No. 16003012600

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, **Dana Denise Moore Sanders, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald B. Warren and Elizabeth S. Warren, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 4, Plan of Brentview Hills, Section 3, as of record in Book 3842, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot 4, fronts 105 feet along the Easterly margin of Overton Road and runs back 220 feet between parallel lines to a line at the rear measuring 105 feet thereon.

Being the same property conveyed to Dana Denise Moore by Warranty Deed from Thomas Ray Jackson and wife, Eva M. Jackson, Trustees U/A/D 11/25/96 of the Jackson Joint Revocable Living Trust Agreement, recorded on the 20th day of September, 2005 in Instrument No. 20050920-0112932 as re-recorded at Instrument No. 20051004-0119414, in the Register's Office of Davidson County, Tennessee.

Robert S. Sanders, husband of Dana Denise Moore Sanders, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTVIEW HILLS, SECTION 3, as recorded in Plat Book 3842, Page(s) 174, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20120041262 DEEDWARR
Recvd: 06/05/12 11:15 2 pgs
Fees:13.00 Taxes:1004.55
20120605-0048880

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3345, Page 205 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 5318 Overton Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of May, 2012.

Dana Denise Moore Sanders

Robert S. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana Denise Moore Sanders and Robert S. Sanders with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014