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. 30572-04-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $582,000.00. Affiant Subscribed and sworn to before me this 11th day of June, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: John B. Scarbrough and Katherine A. Summers 5409 Franklin Road Nashville, TN 37220	**Send Tax Bills To:** First Bank 3500 Blue Lake Dr. Ste. 325 Birmingham, AL 35243	**Tax Information:** Map and Parcel No.: 160 060 03500

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, **Howard K. Sanders, a one-half (1/2) undivided interest, and Betty L. Sanders, a one-half (1/2) undivided interest, as tenants in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John B. Scarbrough, unmarried, and Katherine A. Summers, unmarried, as joint tenants with right of survivorship** ("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 5409 Franklin Road, Nashville, TN 37220

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 11th day of June, 2012.

Howard K. Sanders

Betty L. Sanders

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Howard K. Sanders and Betty L. Sanders**, 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 11th day of June, 2012.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

BILL GARRETT, Davidson County
Trans:T20120043476 DEEDWARR
Recvd: 06/13/12 09:36 2 pgs
Fees:13.00 Taxes:2153.40

20120613-0051551

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Addition to Oak Hill Estates, of record in Plat Book 4300, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Howard K. Sanders, a one-half (1/2) undivided interest, and Betty L. Sanders, a one-half (1/2) undivided interest, as tenants in common, by quitclaim deed dated April 13, 2007, from David B. Foutch, Trustee, of record in Instrument No. 20070424-0048941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 4300, page 23, Register's Office for Davidson County, Tennessee.

Return To: Perrone & Young, Attorneys At Law
109 Westpark Dr. Ste. 330
Brentwood, TN 37027