Record & Return to/and Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122
File No. 06-1205-74681

BILL GARRETT, Davidson County
Trans:T20120043938 DEEDWARRSP
Recvd: 06/14/12 11:17 2 pgs
Fees:13.00 Taxes:255.30
20120614-0052135

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $ 69,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2012.

Notary Public
My commission expires: 10-19-15

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel R. Sanders 2548 Sonar Street Nashville TN 37214	New Owner	052-13-0B-226.00 CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **F & M Real Estate Transfer Corporation**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samuel R. Sanders and wife, Martha H. Sanders**, hereinafter called the Grantees, their successors 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. 33 (erroneously referred to as Lot 3333 on prior instrument), on the Plan of Condominium Plat, Revision One, River Glen, Planned Unit Development, Phase 5, Section 1, of record in Plat recorded in Instrument No. 20011207-0135344, as amended in Instrument No. 20030305-0029504 as established by the Master Deed of record in Book 7566, page 571, as amended at Instrument No. 20011207-0135344 and at Instrument No. 20030305-0029504, and successive Declarations of Submission commencing with the Instrument of record at Instrument No. 20030509-0061769 pertaining to the subject property and successive declarations of submission thereafter, all of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Patricia A. Wahl by deed from Angeline M. Bain, Unmarried, dated May 30, 2006, of record in Instrument No. 20060609-0069043, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to F & M Real Estate Transfer Corporation by deed from Jonathan R. Vinson, Trustee, dated March 2, 2012, of record in Instrument No. 20120321-0024121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2548 Sonar Street, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 my hand this 8th day of June, 2012.

F & M Real Estate Transfer Corporation

By: David Thomas
Its: Vice-President

STATE OF Tennessee
COUNTY OF ~~WILSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DAVID THOMAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of F & M Real Estate Transfer Corporation, the within named bargainor, and that he is authorized by F & M Real Estate Transfer Corporation, to execute this instrument on its behalf.

Witness my hand in Clarksville, TN, this 8th day of June, 2012.

Notary Public

RACHEL V. BULL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission expires 4/18/16