WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $749,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26th DAY OF June, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-8-13

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04607 SANDERSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Bradley T Sanderson and Diana M. Sanderson	~~Same~~ Farm Bank	13210000300
856 Pasadena Drive	50 Franklin St.	
Nashville, TN 37204	Clarksville, TN 37040	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NEW BEGINNINGS ENTERPRISES LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRADLEY T SANDERSON AND DIANA M. SANDERSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 856 Pasadena Drive, Nashville, TN 37204

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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 its hand on the 26th day of June, 2012.

New Beginnings Enterprises LLC

BY: Stewart D. Bronson, Sole Member

Stewart D. Bronson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Stewart D. Bronson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Sole Member of NEW BEGINNINGS ENTERPRISES LLC, the within named barganor, an LLC, and that Stewart D. Bronson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said LLC for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of June, 2012.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20120047707 DEEDWARR
Recvd: 06/28/12 11:07 2 pgs
Fees:13.00 Taxes:2774.63

20120628-0056762

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Springdale Estates, as of record in Book 1835, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 136 feet on the North side of Pasadena Drive and runs back 382.3 feet on the Easterly line and 348.1 feet on the Westerly line to a dead line, measuring 155 feet thereon.

Being the same property conveyed to New Beginnings Enterprises, LLC by Warranty Deed from James Haggard West, by and through Patricia West Haile, as his conservator, recorded on the 14th day of October, 2011 in Instrument No. 20111014-0080083, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPRINGDALE ESTATES, as recorded in Plat Book 1835, Page(s) 104, 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).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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).