WARRANTY DEED

SANDERS-H12153

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,200.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21 DAY OF September, 2012.

Notary Public

(Affix Seal)

My Commission Expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Yasmin Ali	Gurnanty Trust Co.	136.05-0-010.00
2913 Harbor Lights Drive	316 Robert Rose Dr.	
Nashville, TN 37217	Murfreesboro, TN 37129	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES SANDERS, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto YASMIN ALI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 28 on the plan of Section Two of Bayview of record in Plat Book 9700, Page 517, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof

Being the same property conveyed to Charles Sanders, an unmarried man by deed from Jeffrey S. Berry and wife, Rebecca J. Berry of record in Book 200501040001101, recorded on 01/04/2005, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2913 Harbor Lights Drive, Nashville, Tennessee 37217.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20120071675 DEEDWARR
Recvd: 09/24/12 09:59 2 pgs
Fees:13.00 Taxes:470.64
20120924-0086436

Witness my/our hand(s) this 20 day of September, 2012 :

Charles Sanders by
Maybel Suzanne Sanders, POA

Charles Sanders a/k/a Charles Lynn Sanders, Sr.
by Maybel Suzanne Sanders, POA

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Maybel Suzanne Sanders, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Sanders, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Charles Sanders for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 20 day of Sept, 2012.

Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015