THIS INSTRUMENT PREPARED BY:
Southern Tennessee Title & Escrow, LLC
P.O. Box 310
Winchester, Tennessee 37398

TAX RESPONSIBILITY and OWNER:

Nelda Lee Sturgeon
P.O. Box 150403
Nashville, TN 37215

Tax ID: Map & Parcel: 13111001600

BILL GARRETT, Davidson County
Trans:T20120076256 DEEDWARR
Recvd: 10/08/12 14:15 2 pgs
Fees:13.00 Taxes:925.00
20121008-0092035

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, We, **John R. Sanders**, by and through his duly appointed, authorized and acting Attorney-in-Fact, Jane S. Lynch by virtue of Power-of-Attorney dated February 14, 2000, recorded in Instrument Number 20120831-0078665, Register's Office of Davidson County, Tennessee, **and wife, Reba M. Sanders,** by and through her duly appointed, authorized and acting Attorney-in-Fact, Jane S. Lynch, by virtue of Power-of-Attorney dated February 14, 2000, recorded in Instrument Number 20120831-0078666, Register's Office of Davidson County, Tennessee, have this day bargained and sold and do hereby transfer and convey unto **Nelda Lee Sturgeon**, her heirs and assigns, certain real estate located in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 53 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office of Davidson County, Tennessee.

Said Lot No. 53 fronts 210 feet on the northerly side of Harding Place and runs back between lines 222.9 feet on the westerly line and 238 feet on the easterly line to a dead line in the rear on which it measures 210.7 feet.

Being the same property conveyed unto John R. Sanders and wife, Reba M. Sanders by deed of record in Book 2392, Page 497, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to the restrictions, limitations and easements set out in an instrument of record in Book 2249, Page 184; and also subject to the owner's certificate as set out on the plan of said subdivision which is of record in Book 2133, Page 81 and 82, all of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, mineral rights, easements and rights of way for public utilities.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. DEED DRAWN WITHOUT BENEFIT OF CURRENT SURVEY OR TITLE SEARCH.

TO HAVE AND TO HOLD to the said **Nelda Lee Sturgeon**, her heirs and assigns forever.

We covenant with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of the above described real estate, that we have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 1st day of October, 2012.

John R. Sanders by Jane S. Lynch, Attorney-in-Fact

John R. Sanders by Jane S. Lynch, Attorney-In-Fact

Reba M. Sanders by Jane S. Lynch, Attorney-in-Fact

Reba M. Sanders by Jane S. Lynch, Attorney-In-Fact

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STATE OF TENNESSEE)

COUNTY OF Franklin)

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named Jane S. Lynch, as Attorney-in-Fact for John R. Sanders and as Attorney-In-Fact for Reba M. Sanders, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal before me on this 1st day of October, 2012.

Brandy Scott
Notary Public

BRANDY SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

My commission expires: 11-10-2015.

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STATE OF TENNESSEE

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$250,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nelda Lee Sturgeon
AFFIANT

Subscribed and sworn to before me this 1st day of October, 2012.

NOTARY PUBLIC

My commission expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.