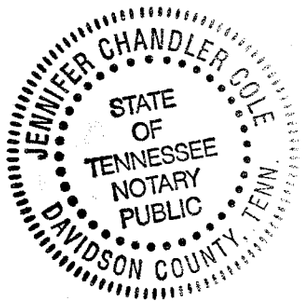
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01-09-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgie A. Clark	SWBC Mortgage Corporation	05916022100
(NAME)	(NAME)	
612 Troy Court	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Lee Sanderson, Trustee for the Dorothy Sanderson Special Needs Trust and Dorothy Sanderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Virgie A. Clark, a single female**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 218 on the Plan of Trinity Hills Village, Section 2, first addition, as of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 218 fronts 35.5 feet on the westerly margin of Troy Court and extends back 130.0 feet between parallel lines to a line in the rear on which it measures 125.1 feet thereon.

Being the same property conveyed to Bernard Sanderson and Dorothy Sanderson, with a fifty (50%) percent undivided interest to each as tenants-in-common without right of survivorship by Quitclaim Deed from Bernard Sanderson and wife, Dorothy S. Sanderson of record in Instrument No. 20060321-0032362, Register's Office for Davidson County, Tennessee. Bernard Sanderson has since died and his fifty (50%) percent undivided interest in the above described real property became a part of his estate pursuant to his Last Will and Testament which was admitted to Probate Court of Davidson County, Tennessee in Case No. 10P1046. His Last Will and Testament appointed Michael Sanderson as Executor.

In capacity of Executor of his father's estate, Michael Lee Sanderson conveyed title to the fifty (50%) percent interest in this parcel of real property to himself as the Trustee for the Dorothy Sanderson Special Needs Trust by Quitclaim Deed for record as Instrument No. 20101203-0096625, said Register's Office, said Quitclaim Deed also conveys other parcels, but this particular parcel is referred to as Tract II in said Quitclaim Deed. The Special Needs Trust was created under the aforesaid Last Will and Testament of Bernard Sanderson. Under this Special Needs Trust, the Trustee has full power to sell real property vested in the Trust without the joinder or consent of any beneficiary, and without the purchaser being required to see the distribution and application of any proceeds of this sale.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **612 Troy Court, Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 10/26/12 08:30 2 pgs
Fees:13.00 Taxes:175.01
20121026-0098084

Witness our hands this 16th day of October, 2012.

By: Michael Lee Sanderson Trustee for the Dorothy S. Sanderson Special Needs Trust
Michael Lee Sanderson, Trustee for the Dorothy Sanderson Special Needs Trust

~~Mark~~ Dorothy Sanderson By Michael Lee Sanderson Attorney In Fact
Dorothy Sanderson
By: Michael Lee Sanderson, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lee Sanderson, Trustee of the Dorothy Sanderson Special Needs Trust, the bargainor 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 in his capacity as Trustee of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16TH DAY OF OCTOBER, 2012.

Commission expires: 1-7-13

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Anthony N. Greco
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Lee Sanderson and who, upon his oath acknowledged himself to be the Attorney-In-Fact for the within named Dorothy S. Sanderson, being authorized to act on behalf of said person, he executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16TH DAY OF OCTOBER, 2012.

Commission expires: 1-7-13

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Anthony N. Greco
Notary Public

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary's Seal (If on paper)