WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120082470 DEEDWARR
Recvd: 10/30/12 13:22 2 pgs
Fees:13.00 Taxes:186.41
20121030-0099489

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,380.00**

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2012.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(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
Janice M Brooks	New Owner	59-12-5
(NAME)	(NAME)	
608 Maclaurin Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 L. Sanderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice M Brooks and Thurman E. Brooks, wife and husband**, 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:

Land in the 13th Civil District annexed (formerly 12th Civil District) of Davidson County, Tennessee, being Lot No. 245 on the Plan of Trinity Hills Village, Section II, First addition, as of record in Book 4460, Pages 45 and 46, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description.

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 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 III 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 **608 Maclaurin 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.

Witness our hands this 23rd day of October, 2012.

By: Michael Lee Sanderson Trustee for the
Michael Lee Sanderson, Trustee for the Dorothy
Sanderson Special Needs Trust
Dorothy Sanderson Special Needs Trust
Dorothy L. Sanderson by Michael Lee
Dorothy L. Sanderson Sanderson POA
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 23rd DAY OF OCTOBER, 2012.

Commission expires: 7/6/2015

SHANNON PHILBIN STATE TENNESSEE NOTARY DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

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 23rd DAY OF OCTOBER, 2012.

Commission expires: 7/6/2015

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public