This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $57,500.00.

Affiant

Subscribed and sworn before me this the 7th day of December, 2012.

Notary Public
My commission expires: 4/16/13

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony DeSoto 2128 Dearborn Drive Nashville, TN 37214	Anthony Desoto 1905 Bugle Ct. Spring Hill, TN 37174	08413001200

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN G SADLER AND LINDA CLARK AND CYNTHIA S KUCHTA, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY DESOTO AND MICHELLE DESOTO, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Real Estate in Davidson County, Tennessee, being Lot No. 89 on the Map of Donelson Hills, of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot 89 fronts 74.97 feet on the westerly side of Dearborn Drive and runs back between lines, 416.4 feet on the southerly line and 418.7 feet on the northerly line to the right-of-way of the Tennessee Central Railroad, on which it measures 88.2 feet.

Being the same property conveyed to Harry Lehman Sadler and wife, Alice Josephine Sadler, by Installment Deed from David P. Wrenne and wife, Patricia P. Wrenne, dated July 29, 1959, of record in Book 2960, page 557, said Register's Office.

Also being the same property conveyed to Alice Galbreath Sadler, all right, title and interest having been divested from Harry Lehman Sadler and vested in the said Alice Galbreath Sadler, by Final Decree, File No. 69896, Circuit Court, Davidson County, Tennessee, dated March 28, 1974, of record as Instrument No. 20121212011454O, said Register's Office.

The said Alice Josephine Sadler, being one and the same person as the said Alice Galbreath Sadler, having since deceased.

Alice Josephine Sadler died November 11, 2011 leaving her estate to her only heirs, Jeffrey Scott Sadler, John G Sadler, Linda Clark and Cynthia S Kuchta as evidenced by Heirship Affidavit of record in Instrument No. 20121212011453 9, said Register's Office.

Jeffrey Scott Sadler died April 25, 2004 leaving his only heirs as John G Sadler, Linda Clark and Cynthia S Kuchta as evidenced by Heirship Affidavit of record in Instrument No. 20121212011453 8, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2128 Dearborn Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the _____ day of December, 2012.

John G Sadler

Cynthia S Kuchta

Linda Clark

BILL GARRETT, Davidson County
Trans:T20120095096 DEEDWARR
Recvd: 12/12/12 13:33 2 pgs
Fees:13.00 Taxes:212.75

20121212-0114541

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John G Sadler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2012.

My commission expires: 4/16/13

Notary Public

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia S Kuchta, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of Decemberr, 2012.

My commission expires: 4/16/13

Notary Public

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Clark, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of December, 2012.

My commission expires: 07/26/16

Notary Public

LINDA CRAZE LAUGHERTY
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY