Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Homes For Our Troops, Inc.
6 Main Street
Taunton, MA 02780

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20120095430 DEEDWARR
Recvd: 12/13/12 11:13 3 pgs
Fees:18.00 Taxes:573.13
20121213-0114871

SEND TAX BILL TO:
Owner

MAP	**160-11**
GROUP	**A**
PARCEL	**16.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lisa Guinn Sanders and husband, Martin Sanders,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Homes For Our Troops, Inc.**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hemmingwood, Phase I, of record in Plat Book 6900, page 6, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Guinn Fuller by Quitclaim Deed dated January 27, 2006 from Timothy Allen Fuller of record in Instrument no. 20060215-0018606, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **unimproved** property known as **5530 Kelly Rd, Brentwood, Tennessee 37027.**

*Martin Sanders, spouse of Lisa Guinn Sanders, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 the **7th** day of **December, 2012.**

Lisa Guinn Sanders

Lisa Guinn Sanders

Martin Sanders

Martin Sanders

***Lisa Guinn Sanders was f/k/a Lisa Guinn Fuller**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lisa Guinn Sanders and husband, Martin Sanders**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

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

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $154,900.00.

Lisa Guinn Sanders
AFFIANT

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

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016