RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-121200953

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130000272 DEEDWARR
Recvd: 01/02/13 12:24 2 pgs
Fees:13.00 Taxes:425.50
20130102-0000348

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
31st day of DECEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: September 9, 2014

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CARL C. VICTORY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. MARSHALL BRYAN **P.O. BOX 40721** **NASHVILLE, TN 37204**	**SAME**	**105-16-0-275.00**

FOR AND IN 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 L. SAUNDERS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

P. MARSHALL BRYAN

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 Davidson County, Tennessee, being Lot No. 7 on the Plan of Corinne Place Resubdivision of Lots Nos. 157 and 158 of record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael L. Saunders by Quitclaim Deed from Saunders Rental Properties, LLC, dated 9/27/12 and recorded 9/28/12 in Instrument No. 20120928-0088593; and being the same property previously conveyed to Saunders Rental Properties, LLC, by Quitclaim Deed from Michael L. Saunders d/b/a Saunders Landscaping, dated 9/13/04 and recorded 9/14/04 in Instrument No. 20040914-0110731st; and being the same property previously conveyed to Michael L. Saunders d/b/a Saunders Landscaping, by Warranty Deed from James D. Kennedy and wife, Deborah H. Kennedy, dated 7/11/00 and recorded 7/12/00 in Instrument No. 20000712-0068889, Register's Office for Davidson County, Tennessee.

Map and Parcel Number: 105-16-0-275.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1904 SEMINOLE AVENUE, NASHVILLE, TN 37210**
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 31st day of DECEMBER, 2012.

MICHAEL L. SAUNDERS

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 L. SAUNDERS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of DECEMBER, 2012.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014