File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130012076 DEEDWARR
Recvd: 02/12/13 14:38 2 pgs
Fees: 13.00 Taxes: 1341.81
20130212-0014417

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of February, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia C. Gunn		172140B02800CO
(NAME) 4562 Winfield Drive	(NAME) SUNTRUST MORTGAGE, INC.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) 1001 SEMMES AVE.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) RICHMOND, VA 23224	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Truman D. Sanders, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Patricia C. Gunn** hereinafter called the Grantee, her 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. 28 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, a Planned Unit Development, of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Truman D. Sanders and wife, Karen L. Sanders, a two-thirds (2/3) interest, and Ola Mae Kimbrough, a one-third (1/3) interest, as tenants in common, by Special Warranty Deed dated July 29, 2002, from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20020731-0091886, Register Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4562 Winfield Drive, Nashville, TN 37211

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, has 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 **8th** day of **February, 2013**

Truman D. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Truman D. Sanders**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **February, 2013**

Notary Public

My commission expires: 12-10-16

