THIS INSTRUMENT PREPARED BY: **VICKY V. KLEIN, ATTORNEY AT LAW**
(Based on information provided by the parties)
223 Madison Street, Suite 102
P. O. Box 608
Madison, TN 37116-0608
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BILL GARRETT, Davidson County
Trans:T20130015512 DEEDQC
Recvd: 02/25/13 12:34 2 pgs
Fees:12.00 Taxes:0.00
20130225-0018582

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$0.00**

AFFIANT

Subscribed and sworn to before me this 21 day of February, 2012.

LESLIE V. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3 2015

NOTARY PUBLIC

My commission expires:

ADDRESS OF NEW OWNER(S)	**SEND TAX BILL**	**MAP & PARCEL**
Samuel R. Sanders, Jr., et ux	Same	Map 84-07
2739 Windemere Drive		Parcel 040
Nashville, Tn. 37214		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL R. SANDERS, JR. and MARTHA H. SANDERS**, TRUSTEES OF THE SAMUEL R. SANDERS, JR. AND MARTHA H. SANDERS TRUST U/A/D DECEMBER 14, 1994, the Grantor, with full power and authority to convey, and for the sole purpose of removing the following described property from THE TRUST and creating a tenancy by the entirety, have bargained and sold, and by these presents do transfer and convey unto **SAMUEL R. SANDERS, JR. and wife, MARTHA H. SANDERS**, the Grantee, their heirs and assigns, all interest in and to the following:

Land in Davidson County, Tennessee, being Lot No. 102 on the Map of the Resubdivision of Lot Nos. 102 & 103, Sunny Acres, Section 3, as of record in Book 4060, Page 40, Register's Office for said County.

Said Lot No. 102 fronts 115 feet on the Southerly side of Windemere Drive and extends back 320 feet on the Easterly line and 310.5 feet on the Westerly line to a dead line measuring 115.2 feet thereon.

Being the same property conveyed to Samuel R. Sanders, Jr. And wife, Martha H. Sanders, Trustees, by Quitclaim Deed of record in Book 9549, Page 708, said Register's Office, said deed being the last recorded instrument of conveyance therefor.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 2739 Windemere Drive, Nashville, Tn. 37214.

Witness our hands this 21 day of February, 2012.

Samuel R. Sanders, Jr., Trustee
SAMUEL R. SANDERS, JR., TRUSTEE

Martha H. Sanders, Trustee
MARTHA H. SANDERS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, VICKY V. KLEIN, a Notary Public in and for said County and State, the within named **SAMUEL R. SANDERS, JR. and MARTHA H. SANDERS**, with whom I am personally acquainted, and who acknowledged they are the Trustees of the Samuel R. Sanders, Jr. and Martha H. Sanders Trust, U/A/D Dated December 14, 1994, and that in accordance with the terms and conditions of said Trust are authorized and fully empowered to transfer and convey property on behalf of said Trust and that the within Quitclaim Deed was executed for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2012.

NOTARY PUBLIC

My Commission Expires:

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014