WARRANTY DEED	State of Tennessee) G#24723-8 County of Davidson)
LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	The actual consideration or value, whichever is greater, for this transfer is **$525,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of March, 2013. Notary Public My commission expires: 5-5-2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kimberly Dawn Watts	**Synovous Mortgage Corporation**	**Map 118-01-0-T Parcel 002-00co**
2715 9th Avenue South	**2204 Lakeshore Drive, Suite 325**	
Nashville, TN 37204	**Birmingham, AL 35209**	

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, I,

Thomas Lee Sanders, unmarried

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

Kimberly Dawn Watts, an unmarried woman

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 Unit No. B on the Plan of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions and By-Laws of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120803-0069110, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20120803-0069110, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Thomas Lee Sanders, by Deed dated April 30, 2012 from Dorothy Dunn, of record in Instrument No. 20120502-0037650, and Scrivener's Affidavit of record in Instrument No. 20120816-0073346, Register's Office for Davidson County, Tennessee. And further conveyed to Thomas Lee Sanders by Quitclaim Deed dated March 14, 2013, from Richard Pope, Jr., Sheldon Pope, Jr., and Quinton Pope of record in Instrument No. 20130315-0026127 and by Quitclaim Deed dated March 13, 2013, from Michael Pope of record in Instrument No. 20130315-0026128, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.

This is improved property, known as: 2715 9th Avenue South, Nashville, TN 37204.

BILL GARRETT, Davidson County
Trans:T20130021917 DEEDWARR
Recvd: 03/18/13 13:15 2 pgs
Fees:13.00 Taxes:1942.50
20130318-0026602

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 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 my/our hand(s) this **15th** day of **March, 2013.**

Thomas Lee Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Lee Sanders,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY