(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/13 14:17 3 pgs
Fees:18.00 Taxes:1110.00
20130423-0040329

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

YVETTE LYNN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Acklen 8 LLC	Same new owner	104 01 0 374.0
(NAME)	(NAME)	
615 Napoleon Ave		
(ADDRESS)	(ADDRESS)	2013-0290
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charlotte Saunders, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Acklen 8 LLC, 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:

Being Lot No. 39 on the Map of Wrenwood of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 55 feet on the northerly line of Pilcher Place or 33rd AvenueNorth and runs back between lines 214 feet on the westerly line and 179.5 feet on the easterly line to a deadl ine in the rear on which it measures 140 feet.

Being the same property conveyed to Kenneth T. Saunders by Quitclaim Deed according to Last Will & Testament of Pauline C. Saunders of record in Book 6490, page 270, said Register's Office and by Quitclaim Deed of Kenneth T. Saunders of record in Book 6759, page 152, said Register's Office on 01/09/1986 said property vested to Kenneth T. Saunders and wife, Charlotte Saunders. The said Kenneth T. Saunders having since died on January 28, 2009 and said property vested to Charlotte Saunders as the surviving tenant by the entireties by operation of law.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable and subject to all matters appearing of public record.

This property, known as 414 Acklen Park Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 19TH DAY OF APRIL, 2013.

Charlotte Saunders

Charlotte Saunders

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlotte Saunders, with whom I am personally acquainted (or provided 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, this the 19th day of Apr. 1, 2013.

Notary Public

My Commission Expires: 7-5-14

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

