# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/13 15:30 2 pgs
Fees:13.00 Taxes:193.40
20130722-0075775

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$52,269.69.**

Affiant

Subscribed and sworn to before me this 15th day of July, 2013

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Thomas Sanders | SAME | 072-15-0-170.00 |
| 401 Gentry Avenue | | |
| Nashville, Tn 37206 | , | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daryl Adler D/B/A ADCO Custom Construction**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas Sanders**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 51 on the plan of Porter Road Subdivision of Lots 2 and 7 inclusive of Shinkles Subdivision, of record in Book 843, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 51 fronts 50 feet on the westerly side of Porter Avenue and extends back between parallel lines 141 feet to a dead line in the rear measuring 50 feet thereon.**

**Being the same property conveyed to ADCO Custom Construction, by deed from Derrick Craig, unmarried, on June 28, 2013, of record in Instrument Number 20130702-0068004, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 38, Register's Office Davidson County, Tennessee.
- Easement recorded in Book 5897, page 882, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1615 Porter Avenue, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 1, 2013.

**Daryl Adler D/B/A ADCO Custom Construction**

**By Daryl M. Adler**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daryl M. Adler d/b/a ADCO Custom Construction, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 1, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY