THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130064393 DEEDWARR
Recvd: 07/29/13 10:22 2 pgs
Fees:13.00 Taxes:1905.50

20130729-0078385

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

WANDA C. HUETT NOTARY PUBLIC STATE OF TENNESSEE GRAHAM COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2013

Wanda C. Huett
Notary Public

MY COMMISSION EXPIRES: 11-16-2015

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4311 Sunnybrook GP	New Owner	MAP & Parcel
4311 Sunnybrook Drive	4311 Sunnybrook Drive	130-03-043.00
Nashville, TN 37205	Nashville, TN 37205	
(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, **Dan Sumner Sanders III, Executor of The Estate of Dan Sumner Sanders, Jr., and Jean Dusenberry Sanders**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4311 Sunnybrook, GP**

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:

Land in Davidson County, Tennessee, being Lot No. 7 and the easterly 1/2 of Lot No. 6 of Block 10 on the Plan of a Resubdivision of a part of Royal Oaks Subdivision, of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee. Said lot and part of lot adjoin and front together 150 feet on the southerly side of Sunnybrook Drive and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Dan S. Sanders, Jr. and wife, Jean D. Sanders by Warranty Deed from James R. Dawson, Jr. and wife, Margaret Geny Dawson of record in Book 1729, Page 549, Register's Office for Davidson County, Tennessee, dated July 15, 1949 and recorded on July 19, 1949.

Being the same property conveyed to Dan S. Sanders, Jr. and wife, Jean D. Sanders, as tenants in common by Quitclaim Deed from Dan S. Sanders, Jr. and Jean D. Sanders and Laura L. Wartner of record in Book 10771, Page 516, Register's Office for Davidson County, Tennessee, dated January 26, 1998 and recorded on January 28, 1998.

The said Dan Sumner Sanders, Jr. having since died. His Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 13P-482, real property was made a part of the probate estate with the Executor having the power to sell and convey said real property.

Jean Dusenberry Sanders is also known as Jean D. Sanders.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **4311 Sunnybrook Drive, Nashville, TN 37205.**

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 our hand(s) this the 19th day of July, 2013.

The Estate of Dan Sumner Sanders, Jr.
Estate of Dan Sumner Sanders, Jr

Dan Sumner Sanders, III Executor
Dan Sumner Sanders III, Executor

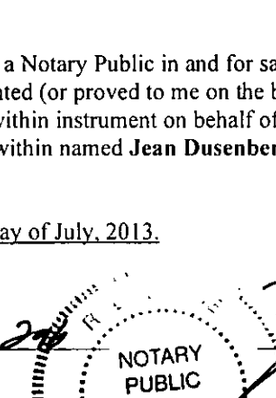
Jean Dusenberry Sanders
By Dan Sumner Sanders, III Attorney in Fact
Jean Dusenberry Sanders by Dan Sumner Sanders, III, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan Sumner Sanders III, Executor** the bargainor__, with whom I am personally acquainted or proved to me to be the Executor for the Estate of Dan Sumner Sanders, Jr., that he as such Executor being authorized to do so, executed the foregoing instrument for the purposes contained therein by signing as the Executor of the Estate of Dan Sumner Sanders, Jr.

Witness my hand and official seal this the 19th day of July, 2013.

My Commission expires March 6, 2016



Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan Sumner Sanders, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that_____ executed the within instrument on behalf of **Jean Dusenberry Sanders**, as _____ Attorney in Fact, as the free act and deed of the within named **Jean Dusenberry Sanders**.

Witness my hand and official seal this the 19th day of July, 2013.

My Commission expires March 6, 2016

Notary Public