BILL GARRETT, Davidson County
Trans: T20130066295 DEEDWARR
Recvd: 08/02/13 11:21 2 pgs
Fees: 13.00 Taxes: 1239.13

20130802-0080867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $334,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JULY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/8/16

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5675 WARRICK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chris Warwick and Alicia Warwick	New Owner	172-13-0-A 110.00 CO
664 Logwood Briar Circle		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MURRAY L. SANDERSON AND WIFE JAIME SANDERSON

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

ALICIA WARWICK AND CHRIS WARWICK, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 664 Logwood Briar Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 26th day of July, 2013.

Murray L. Sanderson
by: Murray L Sanderson by Jim R Vanderpool Attorney-in-fact
Jim R. Vanderpool, Attorney-in-fact

Jaime Sanderson
by: Jaime Sanderson by Jim R Vanderpool Attorney-in-fact
Jim R. Vanderpool, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 26th day of July, 2013, before me personally appeared Jim R. Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jaime Sanderson** and **Murrary L. Sanderson** acknowledged that he executed the same as the free act and deed of said **Jaime Sanderson and Murray L. Sanderson**

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 70, SECTION TWO, WILLIAMS GROVE, as shown on plat of record in Plat Book 9700, Pages 905, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Murray L. Sanderson and wife, Jaime Sanderson by Warranty Deed from Chuan Zhou and wife, Yi Liu, recorded on the 20th day of November, 2008 in Instrument No. 20081120-0114338, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Murray L. Sanderson and Jaime Sanderson pursuant to a power of attorney executed by the same on the 07/25/2013, and being filed for in Instrument # 20130802 0080865, Register's Office for Davidson County, Tennessee. and # 20130802 0080866

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WILLIAMS GROVE, as recorded in Plat Book 9700, Page(s) 902-906, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10741, Page 678, Book 11167, Page 755, Book 11643, Page 316 and Instrument Nos. 20010514-0049490 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 10741, Page 671 and Instrument No. 20010618-0064214.

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122