(2)

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $111,500.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5696 SANDERS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mark D. Sanders and Cindy S. Sanders	114 Mockingbird Rd	103080A07600CO
4425 Westlawn Drive, Apt D205	Nashville TN	
Nashville, TN 37209	37215	

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,

JENNIFER BIBEAU MOELLER*

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

MARK D. SANDERS AND WIFE CINDY S. SANDERS

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 4425 Westlawn Drive, Apt D205, Nashville, TN 37209

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 my hand on the 26th day of July, 2013.

Jennifer Bibeau Moeller

Jennifer Bibeau Moeller by Jim R. Vanderpool, Attorney-in-fact

by: 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 **Jennifer Bibeau Moeller** and acknowledged that she executed the same as the free act and deed of said **Jennifer Bibeau Moeller.**

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

BILL GARRETT, Davidson County
Trans:T20130067057 DEEDWARR
Recvd: 08/05/13 14:46 2 pgs
Fees:13.00 Taxes:412.55

20130805-0081823

JENNIFER BIBEAU HAS SINCE MARRIED AND IS NOW KNOWN AS JENNIFER BIBEAU MOELLER

EXHIBIT A - LEGAL DESCRIPTION

A condominium apartment in Davidson County, Tennessee, being Unit No. D-205, Building "D" of Westlawn Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 20-24, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Jennifer Bibeau*, unmarried by Warranty Deed from Powell-Floyd Properties, LLC, a Delaware limited liability company, recorded on the 12th day of June, 2006 in Instrument No. 20060612-0069697, in the Register's Office of Davidson County, Tennessee.

**The Premises Is Not the Principle Residence of the Grantor And/or the Grantor's Spouse.*

This instrument is being executed in behalf of Jennifer Bibeau pursuant to a power of attorney executed by the same on the 07/04/2013, and being filed for in Instrument # 20130805-0081822, Register's Office for Davidson County, Tennessee.

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 WESTLAWN GREEN, as recorded in Plat Book 5200, Page(s) 20, 21, 22, 23 and 24, 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. Terms and provisions of by-Laws recorded in Book 5238, Page 872 and Book 6748, Page 423.

e. Charter of Homeowners Association recorded in Book 5234, Page 719.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTLAWN GREEN Condominium of record in Book 5238, Page 863 , as amended by instrument(s) of record in Book 5266, Page 22; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.