WARRANTY DEED

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan F. Zamora Rivas	SWBC Mortgage	148-3-158
(NAME)	(NAME)	
100 Antioch Court	9311 San Pedro Ave, Ste 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(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, **Michael Lee Sanderson, individually, Dorothy Sanderson, individually and Michael Lee Sanderson, Trustee for the Dorothy Sanderson Special Needs Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan F. Zamora Rivas**, 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. 1022 on the Plan of the Revision of Lots 1021 and 1022, Cherokee Hills, Section 10, as of record in Book 4885, page 198 said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Bernard Sanderson as to 25%, Dorothy Sanderson as to 25% and Michael Sanderson, as to 50% interest, as tenants in common by Quitclaim Deed from Bernard Sanderson and wife Dorothy Sanderson and Michael Sanderson of record in Instrument No. 20060321-0032360, Register's Office for Davidson County, Tennessee, dated March 14, 2006. Bernard Sanderson has since died and his twenty five (25%) percent undivided interest in the above described real property became a part of his estate pursuant to his Last Will and Testament which was admitted to Probate Court of Davidson County, Tennessee in Case No. 10P1046. His Last Will and Testament appointed Michael Lee Sanderson as Executor.

Pursuant to the provisions set forth in Article V of said Last Will and Testament, Michael Lee Sanderson, as Executor was vested with the power and authority to sell and convey the testator's interest in any real property at the time of his death.

During the administration of the Estate of Bernard Sanderson, Michael Lee Sanderson, as Executor, conveyed the 25% interest of the Estate in the subject property by Quitclaim Deed to himself (Michael Lee Sanderson) as Trustee for the Dorothy Sanderson Special Needs Trust. The Special Needs Trust was created under the aforesaid Last Will and Testament of Bernard Sanderson. Under the Special Needs Trust, the Trustee, Michael Lee Sanderson, has full power to sell real property vested in the Trust without the joinder or consent of any beneficiary.

Based upon the instruments recited in the forgoing derivation clause, title to the subject property is now vested as follows: A fifty (50%) percent undivided interest in Michael Lee Sanderson (a/k/a Michael Sanderson) individually; a twenty five (25%) percent interest in Dorothy Sanderson, individually; and a twenty five (25%) percent interest in Michael Lee Sanderson, Trustee of the Dorothy Sanderson Special Needs Trust created under the Last Will and Testatment of Bernard Sanderson referenced above.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **100 Antioch Court, Antioch, TN 37013**

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

BILL GARRETT, Davidson County
Trans:T20130067085 DEEDWARR
Recvd: 08/05/13 15:11 3 pgs
Fees:18.00 Taxes:260.85

20130805-0081863

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 hand this 30th day of July, 2013.

Michael Lee Sanderson

Michael Lee Sanderson

Dorothy Sanderson

Dorothy Sanderson

Michael Lee Sanderson, Trustee for the Dorothy Sanderson Special Needs Trust

Michael Lee Sanderson, Trustee for the Dorothy Sanderson Special Needs Trust

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 Michael Lee Sanderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF JULY, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

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 Dorothy Sanderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF JULY, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

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 Michael Lee Sanderson, Trustee of the Dorothy Sanderson Special Needs Trust created under the Last Will and Testament of Bernard Sanderson, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Trustee of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF JULY, 2013.

Commission expires: 7/6/2015

Notary Public

