BILL GARRETT, Davidson County
Trans:T20130087925 DEEDWARR
Recvd: 10/10/13 15:09 2 pgs
Fees:13.00 Taxes:292.30
20131010-0106626

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles Ryan Culwell John Richard Culwell		
925 S. 14th Street	New Owners	094-05-0-102.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMUEL R. SANDERS, JR. AND WIFE MARTHA H. SANDERS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES RYAN CULWELL, A SINGLE MAN, AND JOHN RICHARD CULWELL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 48 on the Plan of Section One, Revised Shelby Heights, of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Trustees of the Samuel R. Sanders, Jr. and Martha H. Sanders Trust, U/A/D December 14, 1994 by Warranty Deed from George Carl McCaleb, Jr., unmarried, of record in Instrument Number 20091130-0109467, Register's Office for Davidson County, Tennessee, dated November 30, 2009 and recorded on November 30, 2009; and

Being the same property conveyed to Samuel R. Sanders, Jr. and Martha H. Sanders by Quitclaim Deed from The Trustees of the Samuel R. Sanders, Jr. and Martha H. Sanders Trust U/A/D December 14, 1994, of record in Instrument Number 20130225-0018584, Register's Office for Davidson County, Tennessee, dated February 21, 2012 and recorded on February 25, 2013.

This property is known as 925 South 14th Street, Nashville, Tennessee 37206.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 925 S. 14th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of October, 2013.

Samuel R. Sanders, Jr.

Martha H. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel R. Sanders, Jr. and Martha H. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of October, 2013.

STEVEN T. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public