WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/13 14:28 10 pgs
Fees:53.00 Taxes:647.50
20131031-0113238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**

Michelle Fox
Affiant

Subscribed and sworn to before me, this 30th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/16/16
(AFFIX SEAL)

DAVID M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Zeitlin		101-01-0
(NAME)	(NAME)	(MAP)
4301 Hillsboro Road, Suite 100	NEW OWNER	396
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Melissa Sandefur, Janelle Sandefur Edwards, Steve Sandefur, Priscilla Sandefur Stanton and James T. Sandefur, Being the Heirs at Law of Roy N. Sandefur, deceased and Alice Knight Sandefur, deceased, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jeffrey Zeitlin, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Wrenwood, as of record in Book 1130, page 55, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the northerly side of Wrenwood Drive, formerly Nebraska Avenue, and runs back 185.8 feet on the westerly line and 180 feet on the easterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Roy N. Sandefur and wife, Alice Knight Sandefur by Deed from Keith N. Jenkins and wife, Virginia Lee Jenkins of record in Record Book 2991, Page 331, Register's Office for Davidson County, Tennessee, dated October 24, 1959, recorded October 28, 1959. Said Roy N. Sandefur having since died on May 4, 1963 leaving the subject property solely to Alice Knight Sandefur as surviving tenant by the entirety. The said Alice Knight Sandefur having since died on July 16, 1984 leaving her two children, John T. Sandefur and William Knight Sandefur, as her surviving heirs. The said John T. Sandefur having died on September 28, 1999 leaving Melissa Sandefur as his surviving heir. The said William Knight Sandefur having since died on March 10, 1986 leaving as his surviving heirs Janelle Sandefur Edwards, Steve Sandefur, Priscilla Sandefur Stanton, and James T. Sandefur. See Affidavits of Heirship attached hereto as Exhibit.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3510 Wrenwood Avenue, Nashville, Tennessee 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 my/our hand(s) this 30th day of October, 2013.

Melissa Sandefur

Janelle Sandefur Edwards by Priscilla Sandefur Stanton as Attorney-in-Fact

Steve Sandefur

Priscilla Sandefur Stanton

James T. Sandefur

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Melissa Sandefur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of October, 2013.

Notary Public

My Commission Expires: 6/21/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Priscilla Sandefur Stanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Janelle Sandefur Edwards, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Janelle Sandefur Edwards, the bargainor, by the said Priscilla Sandefur Stanton, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of October, 2013.

Notary Public

My Commission Expires: 6/21/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Steve Sandefur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of October, 2013.

Notary Public

My Commission Expires: 6/21/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Priscilla Sandefur Stanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of October, 2013.

Notary Public

My Commission Expires: 6/21/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James T. Sandefur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of October, 2013.

Notary Public

My Commission Expires: 6/21/16

THIS INSTRUMENT PREPARED BY:
Jennifer S. Dunlap, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

Betty Killion, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant resides at the following addresses:

3512 Wrenwood Avenue, Nashville, TN 37205

2. That Affiant personally knew **Alice Knight Sandefur Stringfellow**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: ___neighbor___ *(relationship)*

3. That Affiant knew that at date of death, said Decedent, Alice Knight Sandefur Stringfellow, had an interest in the following described real estate in Davidson County, Tennessee:

3510 Wrenwood Avenue, Nashville, TN 37205

4. That Decedent died on July 16, 1984, and was at the time a resident of Davidson County, Tennessee;

5. At the time of her death, there (___) was / (_XX_) was not a surviving spouse.

6. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime:

John T. Sandefur
William Knight Sandefur

7. That the following persons constituted all of the heirs-at-law (and surviving spouse, if applicable) of Decedent at her date of death:

John T. Sandefur
William Knight Sandefur

8. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent (*List name, age, relationship and present address*):

Melissa Sandefur, granddaughter
1010 Rivermont Court, Kingston Springs, TN 37082

Janelle Sandefur Edwards, granddaughter
326 Bell Avenue, Sheboygan, WI 53083

Steve Sandefur, grandson
3910 Central Pike #229, Hermitage, TN 37076

Priscilla Sandefur Stanton, granddaughter
250 Lake Chateau Drive, Hermitage, TN 37076

James T. Sandefur, grandson
41 Friendship Hollow Road North, P.O. Box 157, Pleasant Shade, TN 37145

Date this 19 day of September, 2013.

Betty M Killion

Betty Killion, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Betty Killion, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 19 day of September, 2013.

Jonathan Wilson

Notary Public

My Commission Expires: 6-21-16

JONATHAN L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires June 21, 2016

THIS INSTRUMENT PREPARED BY:
Jennifer S. Dunlap, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

Betty Killion, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant resides at the following addresses:

3512 Wrenwood Avenue, Nashville, TN 37205

2. That Affiant personally knew **John T. Sandefur**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: ___neighbor___ *(relationship)*

3. That Affiant knew that at date of death, said Decedent, John T. Sandefur, had an interest in the following described real estate in Davidson County, Tennessee:

3510 Wrenwood Avenue, Nashville, TN 37205

4. That Decedent died on September 28, 1999, and was at the time a resident of Davidson County, Tennessee;

5. At the time of his death, there (___) was / (_XX_) was not a surviving spouse.

6. That the following persons are ALL of the children born to or adopted by Decedent during his lifetime:

Melissa Sandefur

7. That the following persons constituted all of the heirs-at-law (and surviving spouse, if applicable) of Decedent at his date of death:

Melissa Sandefur

8. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent (*List name, age, relationship and present address*):

Melissa Sandefur, daughter
1010 Rivermont Court, Kingston Springs, TN 37082

Date this 19 day of September, 2013.

Betty M Killion

Betty Killion, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Betty Killion, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 19 day of September, 2013.

Notary Public

My Commission Expires: 6-21-16

JONATHAN L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires June 21, 2016

THIS INSTRUMENT PREPARED BY:
Jennifer S. Dunlap, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

Betty Killion, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant resides at the following addresses:

3512 Wrenwood Avenue, Nashville, TN 37205

2. That Affiant personally knew **William Knight Sandefur, deceased**, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: ___neighbor___ *(relationship)*

3. That Affiant knew that at date of death, said Decedent, William Knight Sandefur, had an interest in the following described real estate in Davidson County, Tennessee:

3510 Wrenwood Avenue, Nashville, TN 37205

4. That Decedent died on March 10, 1986, and was at the time a resident of Davidson County, Tennessee;

5. At the time of his death, there (___) was / (_XX_) was not a surviving spouse.

6. That the following persons are ALL of the children born to or adopted by Decedent during his lifetime:

Janelle Sandefur Edwards
James T. Sandefur
Steve Sandefur
Priscilla Sandefur Stanton

7. That the following persons constituted all of the heirs-at-law (and surviving spouse, if applicable) of Decedent at his date of death:

Janelle Sandefur Edwards
James T. Sandefur
Steve Sandefur
Priscilla Sandefur Stanton

8. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent (*List name, age, relationship and present address*):

Janelle Sandefur Edwards, daughter
326 Bell Avenue, Sheboygan, WI 53083

Steve Sandefur, son
3910 Central Pike #229, Hermitage, TN 37076

Priscilla Sandefur Stanton, daughter
250 Lake Chateau Drive, Hermitage, TN 37076

James T. Sandefur, son
41 Friendship Hollow Road North, P.O. Box 157, Pleasant Shade, TN 37145

Date this 19 day of September, 2013.

Betty M Killion

Betty Killion, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Betty Killion, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 19 day of September, 2013.

Notary Public

My Commission Expires: 6-21-16

JONATHAN L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires June 21, 2016

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/2/2017

