Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140003012 DEEDWARR
Recvd: 01/14/14 13:50 2 pgs
Fees:13.00 Taxes:688.20

20140114-0003783

06-1312-75432

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is ~~$181,000.00~~ $186,000.00

Bethany Braden
Affiant

Subscribed and sworn to before me, this 10 day of January, 2014.

Notary Public
My commission expires: 10-18-16

Address of New Owner:	Send Tax Bills to:	Tax Information
John Sanders 213 Woodland Court Hermitage TN 37076	Fidelity Homestead Savings 830 W. Causeway Approach #1100 Mandeville, LA 70471	086-14-0-B-108.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty L. Borys, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Sanders, an unmarried man,** hereinafter called the Grantees, their successors 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. 58, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Page 738, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah S. Hitchings by deed from Rody Lee Timmons and wife, Deborah Crouch Timmons, dated February 3, 2006, recorded February 7, 2006, of record in Instrument No. 20060207-0015195, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Betty L. Borys by deed from Deborah S. Stroud, unmarried, dated April 15, 2013, recorded April 17, 2013, of record in Instrument No. 20130417-0038053, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 213 Woodland Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10 day of January, 2014.

Betty L. Borys by Michael S. Willis as Attorney-In-Fact
Betty L. Borys by Michael S. Willis as
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Michael S. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Betty L. Borys as her attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20140114-0003782, Register's Office for Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Betty L. Borys as her Attorney-In-Fact.

Witness my hand this 10 day of January, 2014.

Tabatha Edwards
Notary Public
State of Tennessee at Large

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 11-3-15

RETURN TO:
REALTY TITLE & ESCROW CO, INC.
206A COOL SPRINGS BLVD #106
FRANKLIN, TN 37067