BILL GARRETT, Davidson County
Trans:T20140021471 DEEDWARR
Recvd: 03/31/14 15:24 3 pgs
Fees:18.00 Taxes:814.00
20140331-0026465

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED NOTARY PUBLIC AT LARGE Michelle Marie Montague My Commission Expires May 20, 2014 STATE OF TENNESSEE	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00. Affiant Subscribed and sworn to me on March 28, 2014. NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27367SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin Ross Saunders Abby Lynn Saunders 23 Wynfield Court Nashville, TN 37211	SAME ADDRESS AS NEW OWNERS	172-4-A-037 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ross E. Saunders and Karen E. Saunders, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Justin Ross Saunders and Abby Lynn Saunders, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the plan of Highlands of Brentwood, Phase One, (formerly Brentwood Highlands) of record in Book 9700, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ross E. Saunders and Karen E. Saunders, a married couple by Deed from Misun Porter, unmarried, of record as Instrument No. 20130306-0022296, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters shown on plan of record in Plat Book 9700, page 857, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 11356, page 815 as amended in Book 11629, page 906 and as amended in Instrument No. 20020722-0087704 and as amended in Instrument No. 20021121-0144877, Register's Office for Davidson County, Tennessee.

AKS JRS

4. By-Laws contained in an instrument of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee.
5. Subject to a Charter of HOA as set forth in an instrument of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.
6. Subject to a Quitclaim Deed to the HOA for common area and open space as set forth in an instrument of record in Book 11629, page 909 and Instrument Nos. 20000407-0035205, 20020722-0087704, and 20021121-0144877, Register's Office for Davidson County, Tennessee.
7. Subject to restrictive covenants contained in an instrument of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.
8. Subject to a Sewer and/or Storm Drainage Easement as set forth in an instrument of record in Book 7461, page 805, Register's Office for Davidson County, Tennessee.
9. Subject to an Ingress/Egress Easement as set forth in an instrument of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.
10. Subject to an easement to BellSouth Telecommunications as set forth in an instrument of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee.
11. Subject to an easement for ingress, egress, utilities, etc. as set forth in an instrument of record in Book 11356, page 815, Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 23 Wynfield Court, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands to be effective as of March 28, 2014.

Ross E. Saunders

Ross E. Saunders

Karen E. Saunders

Karen E. Saunders

STATE OF TEXAS, COUNTY OF Harris

On March 26, 2014, before me personally appeared Ross E. Saunders and Karen E. Saunders to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 26, 2014.

Deanna Reyna Vereb
NOTARY PUBLIC

My Commission Expires: May 25, 2015

AVS JRS