Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14030404**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2014. JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 2/13/17

WARRANTY DEED

Address New Owner: Christopher Sanders and Angela Sanders 3414 Springbrook Drive Nashville TN 37204	Send Tax Bills To: Farmington Mortgage a division of Capstar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 118-10-0-133.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Palmer K Harston n/k/a Palmer H Williams and John Joseph Williams, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Sanders and Angela Sanders, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Part of the O.F. Noel Estate, Pleasant Valley of record in Plat Book 1424, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Palmer K. Harston and John Joseph Williams by deed from Peter R. Wichers and wife, Sara Wichers of record in Instrument No. 20110509-0035271 Register's Office for Davidson County, Tennessee, dated May 4, 2011 and recorded on May 9, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property located at 3414 Springbrook Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20140030143 DEEDWARR
Recvd: 05/02/14 09:31 2 pgs
Fees:13.00 Taxes:1184.00
20140502-0037175

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2014.

Palmer K Harston n/k/a Palmer H Williams

John Joseph Williams

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Palmer K Harston n/k/a Palmer H Williams and John Joseph Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014