THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040712**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $233,622.61. Affiant Subscribed and sworn to before me, this 23rd day of May, 2014. Notary Public My Commission Expires: 9/21/15

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20140038026 DEEDWARR
Recvd: 06/02/14 08:35 2 pgs
Fees: 13.00 Taxes: 864.40
20140602-0046870

WARRANTY DEED

Address New Owner: Kevin J. Sanders 938 A W Eastland Ave Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082080A00500CO

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, **Elizabeth Bennet Altman now known as Elizabeth Altman Larson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin J. Sanders, an unmarried man** ("Grantees"), his 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 Unit 5, The West Eastland Townhomes, as established under Master Deed of record in Instrument No. 20060718-0086336, amended at Instrument Nos. 20061026-0132919, 20070227-0024222 and 20070718-0085401, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quit Claim Deed from Sean Perry to Robert Sean Perry and Thomas Raymond Justice as recorded on the 7th day of April, 2011 in Instrument No. 20110407-0026806 and Special Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-FA3, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, Master Servicer to Sean Perry as recorded on the 23rd day of March, 2011 in Instrument No. 20110323-0022666, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Bennet Altman, a single person by Warranty Deed from Robert Sean Perry, a single person and Thomas Raymond Justice, a single person, recorded on the 3rd day of August, 2012 in Instrument No. 20120803-0069240, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 63.

Covenants, Conditions and Restrictions as set forth in Installment Deed recorded in Book 7444, Page 494.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE WEST EASTLAND TOWNHOMES Condominium of record in Instrument No. 20060718-0086336 , as amended by instrument(s) of record in Instrument Nos. 20061026-0132919, 20070227-0024222 and 20070718-0085401; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of The West Eastland Townhome Owners Association recorded at Instrument No. 20060630-0078477.

By Laws recorded in Instrument No. 20070227-0024223.

Easement for Driveway retained in Instrument No. 20050916-0111407.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances recorded in Instrument No. 20060811-0098974.

Storm Water Detention Agreement recorded at Instrument No. 20060811-0099008.

This is improved property located at 938 A W Eastland Ave Nashville TN 37206.

Jacob Daniel Larson, husband of Elizabeth Altman Larson, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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.

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 23rd day of May, 2014.

Elizabeth Altman Larson

Jacob Daniel Larson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Altman Larson and Jacob Daniel Larson, 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 23rd day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014