THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14040663** BILL GARRETT, Davidson County Trans:T20140040672 DEEDWARR Recvd: 06/10/14 09:05 2 pgs Fees:13.00 Taxes:888.00 20140610-0050224	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2014. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: Edward Drew and Robyn R. Drew 519 Colice Jeanne Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14211010100

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, **Patricia Sanderson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Drew and Robyn R. Drew, 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. 41 on the Plan of Section Two, Valley West of record in Plat Book 3600, Page 86, 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 Patricia Sanderson, unmarried by deed from RP Property Acquisitions, LLC, a California limited liability company of record in Instrument No. 20070702-0078591 Register's Office for Davidson County, Tennessee, dated 6/26/2007 and recorded on 7/2/2007.

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 3600, Page 86, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3833, Page 789, Amended in Book 3838, page 501, Book 3843, page 450, Book 3862, page 94, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 519 Colice Jeanne Road Nashville TN 37221

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 6th day of June, 2014.

Patricia Sanderson

Patricia Sanderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Sanderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2014.

Notary Public
My Commission Expires: _____

