RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144384

BILL GARRETT, Davidson County
Trans:T20140043423 DEEDWARR
Recvd: 06/19/14 09:55 2 pgs
Fees:13.00 Taxes:641.95
20140619-0053504

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 13 day of June, 2014.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan D. Sanders *et al* 8101 Valley Oak Drive Brentwood, TN 37027	Same address as new owner	181-14-0-A-023.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Three Thousand Five Hundred and 00/100 Dollars ($173,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CHERITH B. DUBOIS, AN UNMARRIED WOMAN AND TALENE J. BRITO DUBOIS, AN UNMARRIED WOMAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JORDAN D. SANDERS, AN UNMARRIED MAN AND JOHN A. SANDERS, AN UNMARRIED MAN**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 23 on the plan of The Villas at Concord Place, Phase 1, of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective Covenants, Conditions & Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cherith B. DuBois, an unmarried woman, and Talene J. Brito DuBois, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 8/11/2011, recorded 8/26/2011, of record in Instrument No. 20110826-0066077, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective Covenants, Conditions & Restrictions; to any and all restrictive covenants and/or easements shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 8101 Valley Oak Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 13th day of June, 2014.

Cherith DuBois

CHERITH B. DUBOIS

Talene J Brito DuBois

TALENE ~~J.~~ BRITO DUBOIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Cherith B. DuBois and Talene J. Brito DuBois, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of June, 2014.

Notary Public

KAREN L. TRUSTY

Printed Notary Name

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016