Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #14-1231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony Tucker and Pamella Tucker, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin A. Sanders an unmarried man and Brittney Rector an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 45, on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, as of record in Instrument No. 20060120-0007577, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anthony Tucker and Pamella Tucker, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated November 20, 2007, of record as Instrument No. 20071129-0138485, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1408 Beech Hollow 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of August, 2014.

Anthony Tucker

Pamella Tucker

BILL GARRETT, Davidson County
Trans:T20140061573 DEEDWARR
Recvd: 08/20/14 11:00 2 pgs
Fees:13.00 Taxes:1679.80
20140820-0075671

State of Tennessee)
County of Davidson)

On this 15th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anthony Tucker and Pamella Tucker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 454,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of August, 2014.

Notary Public

My Commission Expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:
Justin Sanders
1408 Beech Hollow Court
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
180-2-A-86