WARRANTY DEED

File #14094050

Davidson County DEEDWARR
Recvd: 09/17/14 10:04 2 pgs
Fees:13.00 Taxes:416.25
20140917-0085166

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL HUFF STATE TENNESSEE NOTARY PUBLIC RUTHERFORD CO. My Comm. Expires January 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamara D. Sanders	Peoples Home Equity	136-14-0-239.00
(NAME) 707 Holder Drive	(NAME) 1501 N. Seven Oaks Dr.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Sarah L. Thomas, Unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tamara D. Sanders, an Unmarried Woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 71B, on the plan of Zone Lot Division, Lot 71 Harbor Gate Section I, as the same appears of record in Plat Book 6900, Page 694, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Sarah L. Thomas by deed from David L. Thomas, dated 02/12/2001, of record in Instrument No. 20010221-0015959, said Register's Office. Sarah L. Thomas and Sarah Thomas being one and the same person.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Book 6900, Page 694, said Register's Office.; Any and all matters as set forth in the plat of record in Plat Book 5200, Page 712, said Register's Office.; Any and all matters as set forth in the plat of record in Plat Book 6200, Page 331, said Register's Office.; Agreement for Dedication of Easement for Sanitary Sewer/Storm Drainage, as of record in Book 5300, Page 909, Book 5904, Page 79, said Register's Office.; Restrictive Covenants as of record in Book 6221, Page 253, Book 6486, Page 436m said Register's Office.

unimproved ☐
This is improved ☒ property, known as **707 Holder Dr, Nashville,TN,37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 15th day of September, 2014.

Sarah L. Thomas by Ryan Thomas as her attorney in fact

Sarah L. Thomas, by Ryan Thomas, as her

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 15th day of September, 2014, before me personally appeared Ryan Thomas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the he is the attorney-in-fact of Sarah L. Thomas and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20140917-0085165, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 15th day of September, 2014.

Commission expires:

8/18/18

Vanessa E. Allen

Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2016