PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone: (615) 298-3312 Fax: (615) 292-8746
Email:

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

Davidson County DEEDWARR
Recvd: 10/22/14 07:50 3 pgs
Fees:18.00 Taxes:1750.10
20141022-0097202

W & I Ref: (DKM) Title No.: 56912
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Randall Wesley Sanders, Jr. 4412 Dakota Avenue Nashville, TN 37209	Same

TAX MAP PARCEL NUMBERS: 91-16-C-001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$473,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia R. Rogers**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall Wesley Sanders, Jr.** 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:**

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Dakota at 45th, a Horizontal Property Regime (with private elements) shown on Exhibit "B" to the Master Deed and By-laws of record in Instrument No. 20070808-0095098, amended and restated in Instrument No. 20071009-0119950 and Instrument No. 20071018-0123638, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia R. Rogers by Warranty Deed from Alliance Development, LLC, a Tennessee Limited Liability Company, dated September 26, 2008, recorded October 1, 2008 in Instrument No. 20081001-0099895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20070808-0095098, amended and restated in Instrument No. 20071009-0119950 and Instrument No. 20071018-0123638, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20070808-0095098, amended and restated in Instrument No. 20071009-0119950 and Instrument No. 20071018-0123638, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 4412 Dakota Avenue, Nashville, TN 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2014.

Patricia R. Rogers

State of Tennessee

County of Davidson

On this 17th day of October, 2014, before me the undersigned authority, personally appeared Patricia R. Rogers, 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

My Commission Expires: 1-24-17

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $473,000.00.

Affiant

Sworn and subscribed before me this 20 day of October, 2014.

Notary

My Commission Expires: 7-31-18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Dana Thomas

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County