	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 323,000.00 Affiant Subscribed and sworn to before me, this 14th day of November, 2014. Notary Public My commission expires: 2.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RANDI L. SANDERS	WELLS FARGO BANK, N. A.	172050B15000CO
5952 WESTHEIMER DR	250 E JOHN CARPENTER FWY.	
BRENTWOOD, TN 37027	IRVING, TX 75062-2710	

FOR AND IN 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 ACKNOWLEDGE, WE,

STEPHEN J. HUFFORD and GWENDOLYN K. HUFFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDI L. SANDERS, A SINGLE PERSON

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:

Land in Davidson County, Tennessee, Being Lot No. 36 on the Plan of Sterling Oaks, Phase III, as of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN J. HUFFORD AND GWENDOLYN K. HUFFORD BY WARRANTY DEED FROM VAN HOANG, A SINGLE WOMAN DATED 07/31/12 AND RECORDED ON 08/01/12 IN INSTRUMENT NO. 20120801-0067943, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 5952 WESTHEIMER DR, BRENTWOOD, TN 37027.

BILL GARRETT, Davidson County
Trans:T20140087736 DEEDWARR
Recvd: 11/21/14 09:42 2 pgs
Fees:13.00 Taxes:1195.10



20141121-0107307

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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 in 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 my/our hand(s) this 14th day of November, 2014.

STEPHEN J. HUFFORD

GWENDOLYN K. HUFFORD

STATE OF Alaska
COUNTY OF Anchorage

Personally appeared before me, a Notary Public of said County and State, STEPHEN J. HUFFORD and GWENDOLYN K. HUFFORD, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2014.

Notary Public

My Commission Expires: 06/17/2017

Notary Public
CHAD HUFFORD
State of Alaska
My Commission Expires Jun 17, 2017