Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me, this 8th day of January, 2015.

Notary Public
My commission expires:

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1412-49316

Address of New Owner:	Send Tax Bills to:	Tax Information
Jordan Sanders	F&M Bank	173-09-0-A-651.00
4346 Barnes Cove Dr.	10 Cadillac Dr., Ste 100	
Nashville TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Courtney Hodge Evans, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jordan Sanders, an unmarried woman, hereinafter called the Grantees, their successors 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. 770, on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Courtney Hodge, a single person by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 26, 2008, recorded June 30, 2008, of record in Instrument No. 20080630-0067319, for consideration of $194,972.00, Register's Office for Davidson County, Tennessee.

Courtney Hodge is now known as Courtney Hodge Evans.
David Evans, spouse of Courtney Hodge Evans, joins in the execution of this instrument to convey any marital interest he may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4346 Barnes Cove Dr., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150003042 DEEDWARR
Recvd: 01/13/15 12:18 2 pgs
Fees:13.00 Taxes:691.90
20150113-0003548

WITNESS my hand this 8th day of January, 2015.

Courtney Hodge Evans

David Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Courtney Hodge Evans and David Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of January, 2015.

State of Tennessee at Large

My Commission expires
12/27/17

