File Box 8

BILL GARRETT, Davidson County
Trans: T20150005512 DEEDWARR
Recvd: 01/22/15 14:15 2 pgs
Fees: 13.00 Taxes: 462.50
20150122-0006421

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me, this 21st day of January, 2015. Notary Public My commission expires: 10/13/18

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deborah Sanderson	Farmington Mortgage	095-08-0-184.00
2549 Hibbitts Road	2002 Richard Jones Rd. Suite 300A	
Nashville, TN 37214	Nashville, TN 37215	

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,

Amy K. Henderson, unmarried

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

Deborah Sanderson

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. 97 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, Inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 97 fronts 105 feet on the South side of Hibbitts Drive and runs back between lines, measuring 144.4 feet on the East line 148 feet on the West line, to the rear on which it measures 92 feet thereon.

Being the same property conveyed to Amy K. Henderson, unmarried by Warranty deed from Frances J. Henderson, unmarried of record in Instrument No. 20120402-0027533 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 2, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved (X) unimproved ( ) property known as 2549 Hibbitts Road Nashville, TN 37214.

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 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 my hand this 21st day of January, 2015.

Amy K. Henderson

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, a Notary Public of said County and State, Amy K. Henderson the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2015.

My Commission Expires: 11-22-15

Notary Public

ELLEN LOUPE
MY COMMISSION # EE130914
EXPIRES: November 22, 2015
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

File #: 414105
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027