Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

WARRANTY DEED

ET-15-3508

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Matthew Saunders	Bank of Tennessee	
705 Lakeridge Way (ADDRESS)	301 E Center Street (NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Kingsport, TN 37660 (CITY) (STATE) (ZIP)	109-1-A-52.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JON C. CUTRIGHT AND DOMINIQUE A. MARSHALL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT MATTHEW SAUNDERS AND EMILY CURA SAUNDERS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13, LAKERIDGE, PHASE THREE - FIRST REVISION, RESUBDIVISION LOTS 12 AND 13, as shown on plat of record in Plat Book 9700, Page 425, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Michelle Cutright (a/k/a Michelle Louise Cutright) to Jon C. Cutright (a/k/a Jon Cutright) as recorded on the 21st day of March, 2011 in Instrument No. 20110321-0021695 and Warranty Deed from Robert D. Havens and wife, Sandra C. Havens to Michelle Cutright, a married woman and Jon Cutright, a married man as recorded on the 21st day of January, 2005 in Instrument No. 20050121-0007877, in the Register's Office of Davidson County, Tennessee.

The said Dominique A. Marshall joins in this conveyance for the purpose for waiving any and all marital rights she may have in the said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 705 Lakeridge Way, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20150016034 DEEDWARR
Recvd: 03/04/15 14:04 2 pgs
Fees:13.00 Taxes:969.40
20150304-0019042

Witness my/our hand(s) this 13th day of February, 2015.

Jon C. Cutright

Dominique A. Marshall

STATE OF Tennessee

COUNTY OF Wilson

On this the 13th day of February, 2015, before me personally appeared Jon C. Cutright* married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

*and Dominique A Marshall

Witness my hand and official seal, this the 13th day of February, 2015.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520