WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016504 DEEDWARR
Recvd: 03/06/15 14:23 2 pgs
Fees:13.00 Taxes:834.09
20150306-0019512

G-VRES-15-3000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,429.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
William J. Sanders and Deborah R. Sanders	**Same as New Owner**	
(NAME)	(NAME)	**104-02-4B-231.00-CO**
1706 Ovoca Road		
(ADDRESS)	(ADDRESS)	
Tullahoma, TN 37388		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **MARY BARNARD CHEADLE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM J. SANDERS AND DEBORAH R. SANDERS, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 231 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed, together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113, said Register's Office.

Being the same property conveyed to Mary Barnard, an unmarried woman by Warranty deed from Warren S. Adler and Jennifer Adler, husband and wife of record in Instrument No. 20110510-0035894 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 10, 2011.

The said Mary Barnard having since married and is now known as Mary Barnard Cheadle. Dudley Alexander Cheadle joins in this coveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of the Final Plat of Bristol Development Group Vanderbilt Place, of record in Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument No. 20050105-0001970, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and access of record in Instrument No. 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No.

BL2000-476, of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place #231 , Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2015.

Mary Barnard Cheadle

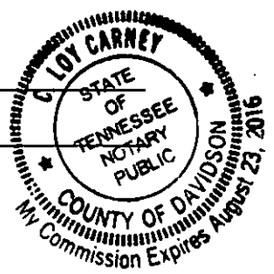
Dudley Alexander Cheadle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BARNARD CHEADLE AND DUDLEY ALEXANDER CHEADLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212