WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 3/7/17

WANDA F. NOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150027677 DEEDWARR
Recvd: 04/14/15 08:51 2 pgs
Fees:13.00 Taxes:1248.75
20150414-0032656

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Sanders	Acopia Home Loans	160-12-0
(NAME)	(NAME)	(MAP)
6000 Manor Place	306 Northcreek Blvd. Ste 100	200.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Angela Courtney, a married woman, formerly known as Angela C. Perkey, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jerry W. Sanders and Bettie K. Jones, both unmarried, tenants in common with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 217, on the Plan of Phase 6, Hearthstone, of record in Plat Book 6900, page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Angela C. Perkey, unmarried, by deed from Anthony G. Cross and spouse, Wanda Lois Cross, of record in Instrument No. 20120625-0055304, Register's Office for Davidson County, Tennessee.

Thomas Lukens Courtney joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Angela Courtney.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6000 Manor Place, Brentwood, Tennessee 37027

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 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/our hand(s) this 10th day of April, 2015.

Angela Courtney
Angela Courtney

Thomas Lukens Courtney M.D.
Thomas Lukens Courtney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Angela Courtney and Thomas Lukens Courtney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of April, 2015.

Notary Public

My Commission Expires: 11/6/17

