PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150029210 DEEDWARR
Recvd: 04/17/15 14:56 2 pgs
Fees:13.00 Taxes:1783.40
20150417-0034477

W & I Ref: (DKM) Title No.: 57328
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Randall Ellis 1817 Capers Avenue Nashville, TN 37212	CHRISTOPHER RANDALL ELLIS 4209 ARUNDEL COURT NASHVILLE, TN 37215

TAX MAP PARCEL NUMBERS: 104-8-H-2.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$482,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip J. Sanders and Antoinette M. Sanders**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Randall Ellis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 2, Commodore Capers Townhomes, shown as Exhibit "A-2" to the Master Deed establishing a planned unit development of record in Instrument No. 20030811-0114231, amended in Instrument No. 20071121-0136450, Register's Office for said County, to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Philip J. Sanders and wife, Antoinette M. Sanders by Warranty Deed from Ryan Howell, dated October 15, 2010, recorded October 21, 2010 in Instrument No. 20101021-0084165, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "A-2" to the Master Deed of record in Instrument No. 20030811-0114231, amended in Instrument No. 20071121-0136450, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20030811-0114231, amended in Instrument No. 20071121-0136450, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20031212-0178266, said Register's Office.

This is improved property, known as 1817 Capers Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 2015.

Philip J. Sanders

Antoinette M. Sanders

State of Kansas

County of Johnson

On this 14 day of April, 2015, before me the undersigned authority, personally appeared Philip J. Sanders and Antoinette M. Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 8/29/2018

NOTARY PUBLIC - - State of Kansas
DAWN R. SMITH
My Appt. Exp. 8/29/2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $482,000.00.

Affiant

Sworn and subscribed before me this 15th day of April, 2015.

Notary

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016