THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32265-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $371,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2015. Notary Public My Commission Expires:

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

WARRANTY DEED

Address New Owner: Igor Fayermark, Erin Fayermark 8045 Montcastle Dr. Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 155 02 0 A 012 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Sanders, unmarried and Lorna Sanders, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Igor Fayermark and Erin Fayermark** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8045 Montcastle Dr., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20150033350 DEEDWARR
Recvd: 05/01/15 12:17 3 pgs
Fees:18.00 Taxes:1372.70
20150501-0039408

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2015.

Brian Sanders by Lorna Sanders atty.-in-fact

Brian Sanders
BY: Lorna Sanders, Attorney-In-Fact

Lorna Sanders

Lorna Sanders

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lorna Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lorna Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Brian Sanders**, and us authorized by the said **Brian Sanders** to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Montcastle Estates, as of record in Plat Book 6900, page 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Sanders and wife, Lorna Sanders by deed dated May 31, 2000, from Pamela G. Wells, unmarried of record in Instrument No. 20000602-0055097, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree filed April 8, 2015, in Docket No. 13D-2579, in the Third Circuit Court for Davidson County, Tennessee. Brian Sanders and Brian Keith Sanders are one and the same. Lorna Sanders and Lorna Fay Schrader Sanders are one and the same.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions and Restrictions for Montcastle Estates of record in Book 7170, page 926, amended in Book 7260, Page 295, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee.