Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0573

BILL GARRETT, Davidson County
Trans:T20150041340 DEEDWARR
Recvd: 05/28/15 11:39 2 pgs
Fees:13.00 Taxes:1017.50
20150528-0049142

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May 2015

Notary Public
Commission Expires: 5/23/16

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lee Dedmon 641 Old Hickory Blvd. #429 Brentwood, TN 37027	NEW OWNER	171030B18000 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Clayton David Sanderson, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee Dedmon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Unit No. 120 on the Plan of Townhomes of Fredericksburg, Phase One, Section Four, a Horizontal Property Regime (Private Element) as shown on Plat of Townhomes of Fredericksburg, Phase One, Section Four of record in Book 9700, Page 648, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description and including an undivided interest in and to the common elements as designated on a plat of Amenities Area Fredericksburg of record in Book 7900, Page 807, said Register's Office.

Being the same property conveyed to Clayton David Sanderson by Warranty Deed from Patty Chadwick, unmarried, dated 11-10-2009 and recorded 11-17-2009 in Instrument No. 20091117-0105636, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 641 Old Hickory Blvd. #429, Brentwood, TN 37027.

Laura Sanderson, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Clayton David Sanderson.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22 day of May, 2015 .

Clayton David Sanderson

Laura Sanderson

STATE OF TENNESSEE ,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Clayton David Sanderson and Laura Sanderson
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of May, 2015

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: 1/18/16

(Notary Seal)