BILL GARRETT, Davidson County
Trans:T20150044785 DEEDWARRSP
Recvd: 06/08/15 10:33 5 pgs
Fees:28.00 Taxes:4886.59
20150608-0053393

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Eric W. Martin and Julie G. Martin		
430 East Iris Drive	Same	11811014700
Nashville, Tennessee 37204		11807021800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RANDALL W. SANDERS and wife, VIRGINIA W. SANDERS** (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **ERIC W. MARTIN and wife, JULIE G. MARTIN** (collectively, the "Grantees"), and Grantees' heirs and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, as more particularly described as set forth on EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantors contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is improved real property known as 428 and 430 East Iris Drive, Nashville, Tennessee 37204.

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, and Grantees' heirs and assigns forever.

Grantors covenants and binds themselves, and their heirs and assigns, to warrant specially and forever defend the title to the property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of the 5th day of June, 2015.

Randall W. Sanders by Virginia W. Sanders

RANDALL W. SANDERS, by Virginia W. Sanders, as Attorney-in-Fact

Virginia W. Sanders

VIRGINIA W. SANDERS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared VIRGINIA W. SANDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument as attorney-in-fact on behalf of RANDALL W. SANDERS for the purposes therein contained, and who further acknowledged that such person executed the same as the free act and deed of RANDALL W. SANDERS.

WITNESS my hand, at office, this 5th day of June, 2015.

NOTARY PUBLIC

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
11/13/17

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared VIRGINIA W. SANDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2015.

NOTARY PUBLIC

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
11/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,320,700.00.

Affiant

Subscribed and sworn to before me
this 5th day of June, 2015.

Notary Public
My Commission Expires: 6-21-16

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016

EXHIBIT A

Tract 1

Land being located in Davidson County, Tennessee, being Lot No. 15, of Block "I' on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the easterly side of East Iris Drive and runs back between lines, 174.2 feet on the northerly line and 143.1 feet on the southerly line, to a dead line on which it measures 97 feet.

Being the same property conveyed to RANDALL SANDERS, A MARRIED MAN, by deed from JERRY W. TANNER, AN UNMARRIED MAN, of record in Book 10983, page 416, dated June 16, 1998, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being Lot Number 16 of Block "I" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of East Iris Drive at the corner of Lots Numbers 16 and 17; thence with the line between said two lots, northeastwardly 220.1 feet; thence south 85° 37 east 36 feet to a concrete monument; thence south 40° 22' west 125 feet to the corner of Lots Numbers 15 and 16; thence with the line between said two lots southwestwardly 174.2 feet to the northeasterly margin of East Iris Drive; thence with said Drive; northwestwardly 55 feet to the beginning.

Being the same property conveyed to RANDALL W. SANDERS AND WIFE, VIRGINIA W. SANDERS, by deed from MICHAEL V. HOLMES AND WIFE, PATRICIA R. HOLMES, of record in Book 8093, page 294, dated April 19, 1990, said Register's Office.

EXHIBIT B

1. Real property taxes for 2015, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.

3. Boundary Agreement of record in Book 5276, page 990, said Register's Office.

4. Ingress/Egress Easement of record in Book 7960, page 353, said Register's Office.