Davidson County DEEDWARR
Recvd: 07/22/15 16:02 2 pgs
Fees:13.00 Taxes:1078.83
20150722-0072046

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57652
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brandon M. Sanders Deborah Y. Sanders 7623 Leveson Way Nashville, TN 37211	Regions Bank 2050 Parkway Office Circle Mail Code ALBH406 05B Hoover AL 35244

TAX MAP PARCEL NUMBERS: 173090A05800CO

MFR-153063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$291,575.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachael A. Babcock, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon M. Sanders, unmarried and Deborah Y. Sanders, married, as Tenants in Common with Rights of Survivorship,** 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 Lot No. 77 on the Plan of Lenox Village, Revision One, Section Two, of record in Instrument No. 20020731-0091872, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachael A. Babcock by Warranty Deed from Susan L. Franklin and husband, Erik J. Franklin, dated October 15, 2014, recorded on October 23, 2014, of record in Instrument No. 20141023-0097883, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20020731-0158459, Register's Office for said County, to which plan reference is hereby made for a more complete description; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826 and Instrument No. 20021226-0158458, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c; Master Deed Restrictions of record in Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, said Register's Office; Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, said Register's Office.

This is improved property, known as 7623 Leveson Way, Nashville, TN 37211

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 17th day of July, 2015.

Rachael Babcock 7/17/15

Rachael A. Babcock

State of Tennessee

County of Davidson

On this 17th day of July, 2015, before me the undersigned authority, personally appeared Rachael A. Babcock, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $291,575.00.

Jenica Henderson

Affiant

Sworn and subscribed before me this 17th day of July, 2015.

Notary

My Commission Expires: 3-19-17

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-12-2018

Shelly M Smith