Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1291

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Imperial Home Group, LLC aka Imperial Home Group,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Sanders and Sarah Sanders, Husband and wife as joint tenants 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. 44, Section 1, Henderson Gardens, as shown on plat of record in Plat Book 2900, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Imperial Home Group aka Imperial Home Group, LLC by Warranty Deed from The Estate of Larry Stephen Scott, dated December 16, 2014, of record as Instrument No. 20141217-0115428, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 1814 Willow Springs Drive, Nashville TN, 37216.**

**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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS THE EXECUTION HEREOF** this 5th day of August, 2015.

Imperial Home Group, LLC aka Imperial Home Group

Member

by Ben Wright, Sole Member

BILL GARRETT, Davidson County
Trans:T20150067830 DEEDWARR
Recvd: 08/13/15 11:01 2 pgs
Fees:13.00 Taxes:1065.60
20150813-0081163

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

State of Tennessee )
County of Davidson)

On this 5th day of August, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Ben Wright, as sole member the within named Imperial Home Group, LLC the bargainor(s), 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 Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 288,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of August, 2015.

Notary Public

My Commission Expires: _____

KELLEY M. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 16, 2016

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Matt Sanders | Franklin American Mortgage Company | 073-09-0-137.00 |
| 1814 Willow Springs Drive | 501 Corporate Centre Drive, Suite 400 | |
| Nashville, TN 37216 | Franklin, TN 37067 | |