WARRANTY DEED



NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-2-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth James Sanderson	Kenneth James Sanderson	129-15-89
(NAME)	(NAME)	
838 Percy Warner Blvd.	838 Percy Warner Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Dorothy Sanderson Special Needs Trust Fund and Dorothy Sanderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth James Sanderson and Marla Seville Sanderson, husband and wife**, 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, Tennessee being Lot 3, on the Plan of West Meade Highlands, Section I, as of record in Book 3700, Page 70, Register's Office for said County.

Said Lot No. 3 fronts 99.61 feet on the southerly side of Percy Warner Boulevard, and extends back 138.6 feet on the easterly line and 290.8 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 171.60 feet.

Being the same property conveyed to Michael Lee Sanderson, Trustee for the Dorothy Sanderson Special Needs Trust, By Quitclaim Deed from Michael Lee Sanderson, Executor of the Estate of Bernard Sanderson by Deed of record in Instrument No. 20101203-0096625 and vested in Dorothy Sanderson by deed of record in Instrument No. 20060321-0032359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 838 Percy Warner Blvd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number 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:T20150073349 DEEDWARR
Recvd: 08/28/15 14:27 2 pgs
Fees:13.00 Taxes:799.20



20150828-0087530

Witness our hands this 27th day of August, 2015.

DOROTHY SANDERSON SPECIAL NEEDS TRUST FUND

Michael Lee Sanderson
Michael Lee Sanderson, Trustee

X Dorothy Sanderson
Dorothy Sanderson



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State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Lee Sanderson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be Trustee of Dorothy Sanderson Special Needs Trust Fund and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 27th day of August, 2015.

Notary Public
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State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Sanderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of August, 2015.

Notary Public
My Commission Expires: 7-2-18



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