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BILL GARRETT, Davidson County
Trans:T20150084893 DEEDWARR
Recvd: 10/06/15 09:27 2 pgs
Fees:13.00 Taxes:854.33
20151006-0101525

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily E. Sanders and R. Franklin Sanders	same	143-01-A-239.00CO
(NAME)	(NAME)	
239 Windsor Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Edith F. Mahon,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily E. Sanders and R. Franklin Sanders, wife and husband,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 239 of Windsor Terrace Condominiums, Phase III, of record as Exhibit "B" to an amendment to Master Deed in Book 7661, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Edith F. Mahon by deed dated June 1, 2012 from Peter T. Cummings of record in Instrument No. 20120604-0048244, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 239 Windsor Terrace, Nashville, TN 37221
(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.

Witness my/our hands this 30th day of September, 2015.

Edith F. Mahon

State of Tennessee
County of Davidson

Personally appeared before me Edith F. Mahon, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Sanders

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN