Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150085421 DEEDWARR
Recvd: 10/07/15 09:24 2 pgs
Fees:13.00 Taxes:536.50
20151007-0102148

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1282**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/02/2015**, by and between **Kenneth R. Sanders and Mary L. Sanders, husband and wife**, parties of the first part, and ~~Xxxxx~~ **Denise Glenn**, *, party of the second part,

*, an unmarried woman

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Mulberry Downs, Phase I, of record in Book 7900, page 84 through 88, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary L. Sanders, a married person by deed from Phillips Builders, Inc., dated 04/29/1994, of record in Book 9334, page 76, Register's Office for Davidson County, Tennessee.

Kenneth R. Sanders joins in to convey any and all martial rights he may have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **050030B05800CO**

☒ Improved **1205 Strawberry Cove, Nashville, TN 37207**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kenneth R. Sanders

Mary L. Sanders

STATE OF Colorado

COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth R. Sanders and Mary L. Sanders** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of October, 2015..

My Commission Expires: 4-6-19

Notary Public

SHANNON FARIS
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20154013711
My Commission Expires 4/6/2019

****

Owner's Name: ~~XXXXX~~ **Denise Glenn**

and Address: **1205 Strawberry Cove, Nashville, TN 37207**

Mail tax bills to Peoples Home Equity
150 N. Sevenoaks
Knoxville, TN 37922

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~XXXXXXX~~ which *$145,000.00 amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN
COUNTY OF WILSON

Subscribed and sworn to before me this 2nd day of October, 2015..

My Commission Expires: 3-27-18

Notary Public

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY