BILL GARRETT, Davidson County
Trans:T20150086560 DEEDWARR
Recvd: 10/12/15 09:13 2 pgs
Fees:13.00 Taxes:590.15
20151012-0103459

10:55

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
Hubert M. Sluss, II Heather Sluss 234 High Chaparel Drive Goodlettsville, TN 37072	Same	019-13-0-089.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVERITT WAYNE SANDERS and DEBORAH SANDERS, husband and wife,** has this day bargained and sold, and does hereby transfer and convey unto the said **HUBERT M. SLUSS, II and wife, HEATHER SLUSS,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being a part of Lots Nos. 3 and 12 on the Map of the Subdivision of the R.A. Cartwright Heirs in Goodlettsville, Tennessee, as shown on the Plan of record in Book 421, page 144 and 145, Register's Office for Davidson County, Tennessee, said tract being described according to a survey by John B. Bates, Surveyor, dated March 7, 1978, as follows:

BEGINNING at an iron pin on the northerly margin of Long Hollow Pike, corner to Martha Gray; thence North 21 degrees 00' west 272.92 feet to an iron pin; thence North 68 degrees 30' west 99.65 feet to an iron pin; thence South 21 degrees 00' East 259.00 feet to an iron pin in the northerly margin of Long Hollow Pike; thence with the said northerly margin of Long Hollow Pike South 60 degrees 30' West 100 feet to the point of beginning.

Being the same property conveyed to EVERITT WAYNE SANDERS AND DEBORAH SANDERS, HUSBAND AND WIFE, by deed from ARTHUR L. FISK, III, UNMARRIED, of record in Book 9967, page 835, dated March 4, 1996, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $159,500.00.

Affiant

Subscribed and sworn to before me,
this 28 day of Sept, 2015.
My Commission Expires: 01/11/2017

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is property known as 220 East Cedar Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 28 day of Sept, 2015.

Everitt W. Sanders

EVERITT W. SANDERS

Deborah Sanders

DEBORAH SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E Freeman, a Notary Public in and for said County and State, **EVERITT W. SANDERS and DEBORAH SANDERS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28 day of September, 2015.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017