Davidson County DEEDWARR
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Fees:23.00 Taxes:2257.00
20151117-0116750

#32698

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32698-10-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Marlin Jones Sanders Affiant Subscribed and sworn to before me this 17th day of November, 2015. Notary Public My Commission Expires:

GEORGE F. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Elizabeth B. Christenberry and Robert H. Christenberry, Trustees 404 Charlesgate Court Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 09 0 C 007 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marlin Jones Sanders and husband William E. Sanders, who joins in the execution of this instrument for the purposes of conveying any interest he has in the property by virtue of his marriage to Marlin Jones Sanders.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth B. Christenberry and Robert H. Christenberry, Trustees of The Elizabeth B. Christenberry Living Trust under Revocable Trust Agreement executed April 23, 2008, as amended and restated on May 11, 2015** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 404 Charlesgate Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of November, 2015.

Marlin Jones Sanders

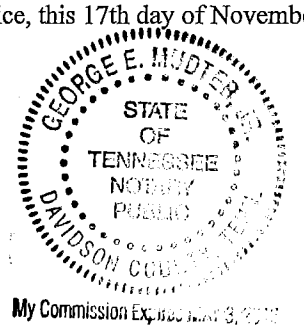
William E. Sanders

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marlin Jones Sanders and William E. Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2015.

My Commission Expires:



Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Burlington of record in Plat Book 5200, pages 403-406, and amended in Plat Book 5800, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Phythyon and husband, Marlin J. Phythyon by deed dated December 2, 1991 from Paul S. Gold and wife Shirley S. Gold, of record in Book 8502, page 124, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 7, 1993 in Book 9012, page 294, James M. Phythyon conveyed all his interest in subject property to Marlin Jones Phythyon. By Quitclaim Deed dated December 14, 2005 in Instrument No. 20051219-0152117, Marlin Jones Phythyon (now Sanders) conveyed subject property to Marlin Jones Sanders.

This conveyance is made subject to:

1. 2015 County Taxes paid by Grantor and prorated between Grantor and Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Burlington, of record in Book 5863, page 796, amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Burlington Cooperative Corporation of record in Book 6504, page 207, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 5200, pages 403-406, amended in Plat Book 5800, page 185, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6929, page 646, Register's Office for Davidson County, Tennessee.
6. Easement for sewer purposes of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.

True Copy Certification

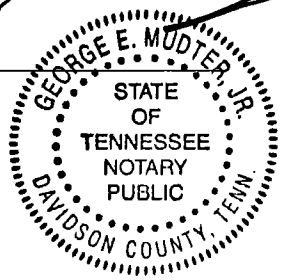
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016