WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/15 15:20 2 pgs
Fees:13.00 Taxes:318.20
20151209-0124081

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $86,000.00

Affiant

Subscribed and sworn to before me this 24th day of Nov., 2015.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeff Brandon and James Gary Cantrell	SAME	151100A02900CO
1809 Hayden Court		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Don T. Williams and Ranatte F. Sanders**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeff Brandon and James Gary Cantrell**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 29, Villages of Long Hunter Planned Unit Development, Phase I, recorded in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Don T. Williams, unmarried and Ranatte F. Sanders, unmarried, joint tenants with the right of survivorship, of record in Instrument Number 200205020-00061198, Register's Office for Davidson, Register's Office for Davidson County, Tennessee. Corrective Warranty Deed correcting the Instrument Number in the legal description of record in Instrument Number 20131025-0111101, Register's Office for Davidson County, Tennessee. Further conveyed to Don Williams from Ranatte Sanders by QuitClaim Deed on January 12, 2011, of record in Instrument Number 20110114-0004045, Register's Office for Davidson County, Tennessee.

Don Williams and Don T. Williams are one and the same person.

Ranatte F. Sanders joins in this conveyance to convey any and all interest that she may have in said property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010331-0056382, Register's Office for Davidson County, Tennessee.
- Subject to all HOA matters of record in Instrument Numbers 20010531-0056383 and 20010531-0056381, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 1101, Page 457; Book 1115, Page 302; Book 8197, Page 288; Book 8358, Page 91; Book 8358, Page 94; Book 9691, Page 919; Book 2338, Page 466; Book 4446, Page 423 and Instrument Number 20000906-0088271, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7545 West Winchester Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 24, 2015.

Don T. Williams

Ranatte F. Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Don Williams T. and Ranatte F. Sanders,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 24, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.