WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105096 DEEDWARR
Recvd: 12/14/15 09:28 2 pgs
Fees:13.00 Taxes:647.50
20151214-0125161

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-27-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Yankee, Laura Yankee & Clarence Strode	SAME	
(NAME)	(NAME)	07301019900
3931 Ivy Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL WAYNE SANDERS, MARRIED AND DAVID EUGENE SANDERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON YANKEE AND WIFE, LAURA YANKEE, AS TENANTS BY THE ENTIRETY AS TO A TWO-THIRDS UNDIVIDED INTEREST, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP WITH CLARENCE STRODE, AS TO A ONE-THIRD UNDIVIDED INTEREST,** 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:

Being Lot No. 53 on the Plan of Section 3 and 4 of Moss Rose Heights Subdivision as of record in Book 1835, Page 103, Register's Office for Davidson County, Tennessee, Said Lot No. 53 fronts 77.1 feet on the Southwesterly side of Ivy Drive and runs back on the Northwesterly line 142.8 feet and on the Southeasterly line 162.4 feet to a dead line on which it measures 69.81 feet.

Being the same property conveyed to Ervin E. Sanders and wife, Blanche J. Sanders by Warranty Deed from W. B. Williams and wife, Margie L. Williams, recorded on the 8th day of January, 1952 in Deed Book 2032, Page 415, in the Register's Office of Davidson County, Tennessee. Ervin E. Sanders died on April 13, 2011, vesting title solely in Blanche J. Sanders as sole surviving Tenant by the Entirety. Blanche J. Sanders aka Blanche Jones Sanders has since died. Michael Wayne Sanders and David Eugene Sanders are the devisees under the Will of Blanche Jones Sanders probated under Docket No. 15P988, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Michael Wayne Sanders joins in this conveyance as Executor under the Will of Blanche Jones Sanders.

This was not the principal place of residence for Michael Wayne Sanders.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 1835, Page 103, said Register's Office.

This is improved x property, known as 3931 Ivy Drive, Nashville, TN 37216
(unimproved)
(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 hand this 10 day of December, 2015.

ESTATE OF BLANCHE JONES SANDERS

BY: _____

MICHAEL WAYNE SANDERS, EXECUTOR

_____

MICHAEL WAYNE SANDERS

_____

DAVID EUGENE SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Wayne Sanders and David Eugene Sanders, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of December, 2015.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Wayne Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Blanche Jones Sanders and executed the within instrument as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 10 day of December, 2015.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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Notary Public