WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105284 DEEDWARR
Recvd: 12/14/15 12:36 2 pgs
Fees:13.00 Taxes:332.63
20151214-0125398

R-P-15-597-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public
At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katelyn S. Smith	NEW OWNER	
(NAME)	(NAME)	
597 Thomas Jefferson Circle		**034-05-0A-079.00-C O**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THOMAS L. SANDERS AND WANDA J. SANDERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATELYN S. SMITH, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 79 on the Plan of Monticello Manor as of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description thereof.

Being the same property conveyed to Thomas L. Sanders and wife, Wanda J. Sanders by Warranty deed from Kirby Clifton, Jr. and Mary Pauline Clifton., Trustee of the Clifton Family Revocable Trust, with full power to buy, sell or transfer without any joinder of record in Book 11221, page 955, Register's Office for Davidson County, Tennessee, dated November 24, 1998 and recorded on November 25, 1998.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6643, Page 958, corrected in Book 7824, Page 91, Register's Office for Davidson County, Tennessee.
- Easement(s) to City of Goodlettsville as set forth in instrument of record in Book 4530, Page 215, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to America Telephone and Telegraph Co. as set forth in instrument of record in Book 1229, Page 138, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 3370, Page 148, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Monticello Manor of record in Book 6643, page 950, as amended in Book 11259, page 994 and Instrument No. 20050228-0021548, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Monticello Manor Homeowner's Association of record in Book 6716, page 749, re-recorded in Book 6717, page 362, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 6643, page 966, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **597 Thomas Jefferson Circle, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF DECEMBER, 2015.

Thomas L. Sanders

Thomas L. Sanders

Wanda J. Sanders

Wanda J. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS L. SANDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA J. SANDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212