Box 14
G-27889-2

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105627 DEEDWARR
Recvd: 12/15/15 09:21 2 pgs
Fees:13.00 Taxes:666.00
20151215-0125807

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me as of the 11 day of December, 2015.

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Kristin Saunders & David Saunders 1709 Eastside Avenue, Nashville, TN 37206	Caliber Home Loans, Inc. P.O. Box 650856 Dallas, TX 75265-0856	091-10-0-392.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Danny Wolf**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Kristin Saunders and David Saunders, wife and husband,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Revised Plan of Section One, Morrow Meadows, of record in Plat Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danny Wolf by Quitclaim Deed from Brandon Sweeney, of record in Instrument No. 20130402-0032498, Register's Office for Davidson County, Tennessee, dated April 01, 2013 and recorded on April 02, 2013.

Being improved property known as 804 Delray Drive, Nashville, TN 37209-1910.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Restrictions of record in Book 2300, Page 421, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

2. The taxes for 2015 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 11th day of December, 2015.

Danny Wolf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Danny Wolf with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 11th day of December, 2015.

Notary Public

My Commission Exp. 06-19-16

