WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001476 DEEDWARR
Recvd: 01/07/16 10:44 2 pgs
Fees:13.00 Taxes:1295.00

20160107-0001598

State of ~~Tennessee~~ Texas
County of ~~Davidson~~ Travis

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Angela Sanders Christopher Sanders
Affiant

Subscribed and sworn to before me, this the 17 day of December, 2015.

Notary Public

My commission expires: 10/19/19
(AFFIX SEAL)

LEON WESLEY SCHELLER
Notary Public, State of Texas
My Commission Expires
October 19, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Claire Wilson Lloyd Wilson	New Owner	Map 118-10-0 Parcel 133-00
3414 Springbrook Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Sanders and Angela Sanders, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claire Wilson and Lloyd Wilson

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:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Pleasant Valley, Part of O.F. Noel Estate, of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Sanders and Angela Sanders, husband and wife by Deed dated April 30, 2014 from Palmer K. Harston n/k/a Palmer H. Williams and John Joseph Williams, husband and wife, of record in Instrument No. 20140502-0037175, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 1424, Page 63, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and paid by the grantore herein.

This is improved (__X__) Unimproved (____) property, known as **3414 Springbrook Drive, Nashville, TN 37204**

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 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/our hand(s) this 12th day of **December, 2015.**

Christopher Sanders

Christopher Sanders

Angela Sanders

Angela Sanders

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, a Notary Public of said County and State, **Christopher Sanders and Angela Sanders,** the within named sellers, 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 Austin, TX, this 12 day of **December, 2015.**
(city), (state)

Notary Public

LEON WESLEY SCHEILER
Notary Public, State of Texas
My Commission Expires
October 19, 2019

My Commission Expires: 10/19/19