WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160021732 DEEDWARR
Recvd: 03/17/16 08:13 2 pgs
Fees:13.00 Taxes:1702.00
20160317-0025189

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 01/31/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald G. Sanders Mandi L. Sanders	The Federal Savings Bank	18200018000
(NAME)	(NAME)	
5871 Cane Ridge Road	300 N. Elizabeth Street, Suite 3E	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chicago, IL 60607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lee A. Bell and Ann F. Bell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald G. Sanders and Mandi L. Sanders, husband and wife,** 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. 4-A on the Plan of the Resubdivision of Tract 4 of the Sarah Lynch Property, as shown by plat of record in Plat Book 8250, Page 55, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lee A. Bell and Ann F. Bell by deed from Lorilynn Failor, unmarried, dated 10-29-02 of record in Instrument #200211210144713 Register's Office for said County.

This is improved ☑ property, known as 5871 Cane Ridge Road, Antioch, TN 37013
(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 our hands this 8th day of March, 2016.

Lee A. Bell

Ann F. Bell

State of Tennessee
County of Rutherford

Personally appeared before me Lee A. Bell and Ann F. Bell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of March, 2016.

Judy Reed

Notary Public Judy Reed
My Commission Expires: 01-21-2018

File No.: 0410

