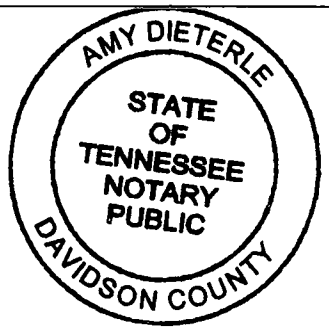
BILL GARRETT, Davidson County
Trans:T20160041749 DEEDWARR
Recvd: 05/18/16 13:03 2 pgs
Fees:13.00 Taxes:1350.50
20160518-0049669



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2016.

Notary Public

My commission expires: 9-11-17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kathryn Wolter	New Owner	131-03-0C-197.00-CO
4400 Belmont Park Terrace		
Nashville, TN 37215-6207		

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 considerations, the receipt of which is hereby acknowledged, WE,

James J Sanders, IV, and Nicholes Worley, Jr. and Ashley Worley Spencer

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kathryn Wolter

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Building Site No. 197 on the Plan of Arden Place, Section VII, a Planned Unit Development, as of record in Book 4955 Page 90, Register's Office for Davidson County, Tennessee, to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

BEING the same property conveyed to Pamela W. Sanders, unmarried, by Warranty Deed dated September 7, 1999, from Sylvia Wilker, unmarried, of record in Book 11655, page 971, in the Register's Office for Davidson County, Tennessee; the said Pamela W. Sanders having since married Jeffery W. Kuhn; the said Pamela W. Kuhn (fka Pamela W. Sanders) having since died testate on October 16, 2015, and by her Last Will and Testament of record as Docket No. 16 P

489 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised said property to her three children, James J. Sanders, IV, Nicholes Worley, Jr. and Ashley Worley Spencer (fka Ashley Worley Dorff).

Jeffery W. Kuhn, spouse of Pamela W. Kuhn, joins in this conveyance to convey and and all interest he may have in the subject property, particularly any marital interest.

This is improved property known as 4400 Belmont Park Terrace, Nashville, TN 37215-6207.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of May, 2016.

James J Sanders, IV

Nicholes Worley, Jr.

Ashley Worley Spencer

Jeffery W. Kuhn

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, James J Sanders, IV, Nicholes Worley, Jr., Ashley Worley Spencer and Jeffery W. Kuhn, 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, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 16th day of May, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316091

SP 11/2015