WARRANTY DEED

File #16242

BILL GARRETT, Davidson County
Trans: T20160056418 DEEDWARR
Recvd: 07/01/16 11:14 4 pgs
Fees: 23.00 Taxes: 296.00

20160701-0067577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH, DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016

(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Griffith	Same as New Owner	-162-10-0-159-00
(NAME)	(NAME)	
200 Countryside Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kathy Diane Polon, Kevin Presley Sanders, Janet Eva Koenig and Gregory Alan Sanders, devisees under the Last Will and Testament of Margaret Rosetta Sanders** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John E. Griffith, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 159 on the Plan of Brook-View-Estates, Section 2, of record in Plat Book 4460, Page 163, as amended in Book 5023, Page 208, 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 Preston O. Sanders and wife, Margaret R. Sanders by Warranty deed from Bruce R. Polon and wife, Kathy D. Polon of record in Book 5609, page 804, Register's Office for Davidson County, Tennessee, dated May 30, 1980 and recorded on June 06, 1980. Preston O. Sanders having died on April 28, 2015, leaving Margaret R. Sanders, also known as Margaret Rosetta Sanders, as the surviving tenant by the entirety. Margaret R. Sanders having died on December 4, 2016, and her interest in the subject property passed to the devisees named in her Will: Kathy Diane Polon, Kevin Presley Sanders, Janet Eva Koenig and Gregory Alan Sanders. See Probate Case No. 16P-367 in the Circuit Court of Davidson County, Tennessee, Probate Division. Frederic S. Koenig, as Executor of the Estate of Margaret R. Sanders, joins in this conveyance for the purpose of quitclaiming to the Grantee any interest in the subject property that the Estate may have. Frederic S. Koenig executes this instrument on behalf of the Grantors listed herein as attorney in fact pursuant to Specific Limited Powers of Attorney of record in Instrument No. 20160621-0062916, Instrument No. 20160621-0062917, Instrument No. 20160621-0062918 and Instrument No. 20160621-0062919.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 504 Amelia Court, Antioch, TN 37013-4101

(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 my hand this 29th day of June, 2016.

Kathy Diane Polon by Frederic S Koenig attorney in fact
Kathy Diane Polon by:
Frederic S. Koenig, as Attorney in Fact

Kevin Presley Sanders by Frederic S Koenig attorney in fact
Kevin Presley Sanders by
Frederic S. Koenig, as Attorney in Fact

Janet Eva Koenig by Frederic S Koenig attorney in fact
Janet Eva Koenig by
Frederic S. Koenig, as Attorney in Fact

Gregory Alan Sanders by Frederic S Koenig attorney in fact
Gregory Alan Sanders by
Frederic S. Koenig, as Attorney in Fact

The Estate of Margaret R. Sanders

By: Frederic S Koenig Executor
Frederic S. Koenig, Executor

STATE OF FLORIDA)
COUNTY OF Duval)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frederic S. Koenig**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Kathy Diane Polon for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Kathy Diane Polon, and is authorized by Kathy Diane Polon to execute this instrument on her behalf.

This the 29th day of June, 2016.

My Commission Expires: 4/14/17

Notary Public

ANTHONY WASLOSKI
MY COMMISSION # FF 8031
EXPIRES: April 14, 2017

STATE OF FLORIDA)
COUNTY OF Duval)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frederic S. Koenig**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Kevin Presley Sanders for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Kevin Presley Sanders, and is authorized by Kevin Presley Sanders to execute this instrument on his behalf.

This the 29th day of June, 2016.

My Commission Expires: 4/14/17

Notary Public

ANTHONY WASLOSKI
MY COMMISSION # FF 8031
EXPIRES: April 14, 2017

STATE OF FLORIDA)
COUNTY OF Duval)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frederic S. Koenig**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Janet Eva Koenig for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Janet Eva Koenig, and is authorized by Janet Eva Koenig to execute this instrument on her behalf.

This the 29th day of June, 2016.

My Commission Expires: 4/14/17

Notary Public

ANTHONY WASLOSKI
MY COMMISSION # FF 8031
EXPIRES: April 14, 2017

STATE OF FLORIDA)
COUNTY OF Duval)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frederic S. Koenig**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Gregory Alan Sanders for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Gregory Alan Sanders, and is authorized by Gregory Alan Sanders to execute this instrument on his behalf.

This the 29th day of June, 2016.

My Commission Expires: 4/14/17

Notary Public

ANTHONY WASLOSKI
MY COMMISSION # FF 8031
EXPIRES: April 14, 2017

STATE OF FLORIDA)
COUNTY OF Duval)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Frederic S. Koenig,**, Executor of the Estate of Margaret R. Sanders, Probate Case No.16P-367 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 29th day of June, 2016.

My Commission Expires: 4/14/17

Notary Public

ANTHONY WASLOSKI
MY COMMISSION # FF 8031
EXPIRES: April 14, 2017

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027