Davidson County DEEDWARR Recvd: 08/31/16 08:58 3 pgs Fees:18.00 Taxes:888.00 **20160831-0091152**	STATE OF Tennessee COUNTY OF ~~Davidson~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00 Affiant Subscribed and sworn to before me, this ~~29th~~ 29th DAY OF August, 2016. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) SEP 2 0 2016
WARRANTY DEED BMR16-2053	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam T. Sanderson	Fifth Third Bank, NA	
2053 Stanford Village Dr.	(NAME) 424 Church Street, Suite 600	
(ADDRESS) Antioch, TN 37013-4427	(ADDRESS) Nashville, TN 37219	173110A02100CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MEREDITH L. POWELL AND KEVIN L. POWELL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM T. SANDERSON, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 35 on the Plan of Section One, Stanford Village, of record in Instrument No. 200002040012060 and Instrument No. 200002040012061, 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 Meredith L. Powell and Kevin L. Powell, husband and wife by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20030409-0047007, Register's Office for Davidson County, Tennessee, dated March 31, 2003 and recorded on April 09, 2003.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 200002040012060 and Instrument No. 200002040012061, Instrument No. 200002030011283, amended and restated in Instrument No. 200002280019107, and further amended in Instrument No. 200003010020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Instrument No. 200002170016311, Instrument No. 200002170016310, Instrument No. 20040422-0045791, Book 11263, Page 503, Book 9466, Page 794, Book 2739, Page 637 and Book 2740, Page 181, Book 11263, Page 506, Book 2590, Page 545, Book 4218, Page 425 and Book 4229, Page 43, Book 11493, Page 254, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 2053 Stanford Village Dr. , Antioch, Tennessee 37013-4427

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of August, 2016.

Meredith L. Powell

Meredith L. Powell

Kevin L. Powell

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of August, 2016, before me personally appeared Meredith L. Powell and Kevin L. Powell, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of August, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Please Record and Return:
SIGNATURE TITLE SERVICES
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY