RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167316

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160094615 DEEDWARR
Recvd: 10/26/16 12:43 3 pgs
Fees:18.00 Taxes:747.40
20161026-0113225

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgia S. Littleton and Donna LeeAnn Gregory 8101 Valley Oak Drive Brentwood, TN 37027		181-14-0A-023.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Two Thousand and 00/100 Dollars ($202,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JORDAN D. SANDERS, AN UNMARRIED MAN, AND JOHN A. SANDERS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GEORGIA S. LITTLETON AND DONNA LEEANN GREGORY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 23 on the plan of The Villas at Concord Place, Phase 1, of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective Covenants, Conditions & Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cherith B. DuBois, an unmarried woman, and Talene J. Brito DuBois, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 8/11/2011, recorded 8/26/2011, of record in Instrument No. 20110826-0066077, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Jordan D. Sanders, an unmarried man, and John A. Sanders, an unmarried man, by Warranty Deed from Cherith B. DuBois, an unmarried woman, and Talene J. Brito DuBois, an unmarried woman, dated June 13, 2014, recorded June 19, 2014, of record in Inst # 20140619-0053504, in the Register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 8101 Valley Oak Drive, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of April, 2016.

JDS

JORDAN D. SANDERS

Jd Sel by JDS, Attorney in Fact

JOHN A. SANDERS by Jordan D. Sanders, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jordan D. Sanders, 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 seal, this the 20th day of April, 2016.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

X See attached

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Jordan D. Sanders, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of John A. Sanders and acknowledged that he executed the same as the free act and deed of the John A. Sanders.

WITNESS my hand and seal, this the 20th day of April, 2016.



Notary Public

Tahira J. Pyszka
Printed Notary Name
My commission expires: 7-30-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jordan D. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of April, 2016.

Notary Public

Tahira J. Pyszka
Printed Notary Name
My commission expires: 7-30-17

