BILL GARRETT, Davidson County
Trans:T20170057823 DEEDWARR
Recvd: 07/06/17 15:12 2 pgs
Fees:13.00 Taxes:647.50
20170706-0068144

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179099

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

NOTARY PUBLIC

My commission expires: _____

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
Baden Mode and Anna Mode 3712 Penn Meade Way Nashville, TN 37214	Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	052 13 0B 395.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Eight Thousand Six Hundred and 00/100 Dollars ($178,600.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KIMBERLY R. SANDERSON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANNA M. MODE AND BADEN MODE, WIFE AND HUSBAND**, hereinafter called the Grantees, 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 10 on the Plan of River Glen Phase 6, of record in Instrument #20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of record as Instrument #20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly R. Sanderson, unmarried, by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated 6/22/2006, recorded 6/28/2006, of record in Instrument #20060628-0077488, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3172 Penn Meade Way, Nashville, TN 37214, 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 on plat of record in of record in Instrument #20050602-0062805; to Master Deed and By-Laws of record in Book 7566, page 571; to Declaration of Submission of record as Instrument #20050713-0081132; to any and all restrictive covenants 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 30th day of June, 2017.

Kimberly R Sanderson
KIMBERLY R. SANDERSON

(68) Mississippi
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Lowndes (65)

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

WITNESS my hand and seal, this the 30th day of June, 2017.

Carrie Stephenson
Notary Public

Carrie Stephenson
Printed Notary Name

My commission expires: March 28, 2020

STATE OF MISSISSIPPI
CARRIE STEPHENSON
NOTARY PUBLIC
ID No. 101735
Commission Expires
March 28, 2020
LOWNDES COUNTY