THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33840-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Kinsey Pitman Affiant Subscribed and sworn to before me this 25th day of August, 2017. Kristi McCoy Notary Public My Commission Expires: 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Karman C. Meyer 5723 Brentwood Meadows Circle Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 161 13 0 024 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian Gregory Sanders and Sara Sanders, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karman C. Meyer, single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5723 Brentwood Meadows Circle, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20170076110 DEEDWARR
Recvd: 08/31/17 08:58 3 pgs
Fees: 18.00 Taxes: 814.00
20170831-0089457

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of August, 2017.

Ian Gregory Sanders

Sara Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian Gregory Sanders and Sara 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, at office, this 25th day of August, 2017.

Notary Public

My Commission Expires:

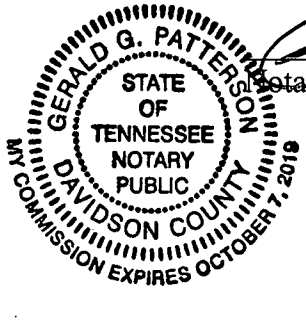


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31B on the Plan of Zone Lot Division Lot 31 Section Two Brentwood Meadows, as of record in Plat Book 6250, page 640, amending Plat Book 5200, page 782, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ian Gregory Sanders and Sara Sanders, husband and wife, by deed dated February 18, 2016 from Daniel Poston and wife, Heather Poston of record in Instrument No. 20160219-0015753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 161 13 0 024 00.
2. Declaration of Covenants, Conditions and Restrictions for Brentwood Meadows of record in Book 6291, page 292, Book 6771, page 442 and Plat Book 6250, page 640, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 6250, page 640, amending Plat Book 5200, page 782, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 1163, page 96 and Book 2448, page 622, Register's Office for Davidson County, Tennessee.