| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203<br>P17-23763 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 2017<br>Notary Public<br>MY COMMISSION EXPIRES: 1-8-19<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher S. Laurie | Christopher S. Laurie | MAP 09213018900 |
| 3402 Elkins Avenue | 6792 Lakeside Cir S. | PARCEL |
| Nashville, TN 37209 | Davie,FL 33314 | |
| (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, I, **Jason Benjamin Sanders, as to a 50% interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher S. Laurie**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Number 4, Block 16 on the Plan of Charlotte Park Company's Second Addition to Nashville as of Record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby make for a complete description.

Said Lot No, 4 fronts 50 feet on the northerly side of Elkins Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christopher S. Laurie and Sandra D. Laurie, husband and wife, as to a 50% interest and Jason Benjamin Sanders, a single man as to a 50% interest, as Joint Tenants with rights of Survivorship, by Warranty Deed, of record in Instrument No. 20120705-0058952, Register's Office for Davidson County, Tennessee. The said Christopher S. Laurie conveyed his 50% interest to Sandra D. Laurie by Quitclaim Deed of record in Instrument No. 20151214-0125356, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED

( ) IMPROVED property known as **3402 Elkins Avenue, Nashville, TN 37209.**

Bill Garrett Davidson County
Batch# 816 **DEEDWARR**
09/14/2017 11:27:05 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20170914-0093986

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 _____ hand( ) this the 31 day of August, 2017.

*_____
Jason Benjamin Sanders

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Benjamin Sanders** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2017.

My Commission expires: June 4, 2018

**Jessica Peters
Notary Public

JESSICA PETERS
MY COMMISSION # FF 129338
EXPIRES: June 4, 2018
Bonded Thru Notary Public Underwriters