WARRANTY DEED

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF AUGUST, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2017

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9170 COUNTRY CLUB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Country Club Investments, LLC	SAME AS NEW OWNER	102-14-0-117.00
3102 West End Ave S-400		
Nashville TN 37203		

FOR AND IN 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 ACKNOWLEDGE, WE, **CHERYL HALLIBURTON, SOLE SUCCESSOR TRUSTEE OF THE MARVIN L. SANDERSON REVOCABLE TRUST DATED 26TH DAY OF JANUARY 2000** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COUNTRY CLUB INVESTORS, LLC,** 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 No. 5 on the Plan of The Marchetti Company Property, of record in Book 9700, Page 213, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Marvin L. Sanderson to *Marvin L. Sanderson Revocable Trust, as recorded on the 29th day of February, 2000 in Instrument No. 200002290019844 and Warranty Deed from The Marchetti Company to Marvin L. Sanderson and wife, Jewell O. Sanderson, as recorded on the 31st day of March, 1997 in Deed Book 10397, Page 157, in the Register's Office of Davidson County, Tennessee.

*Pursuant to the Trust documents of the MARVIN L. SANDERSON REVOCABLE TRUST DATED 26TH DAY OF JANUARY 2000 Marvin L. Sanderson was the sole Trustee of the the Trust. Marvin L. Sanderson died on April 4, 2017. Pursuant to the Trust Agreement Faye Hord, Cheryl Halliburton, Wayne Sanderson, and Steve Sanderson were named as Successor Co-Trustees. Pursuant to the resignation procedures of the Trust Agreement Faye Hord, Wayne Sanderson, and Steve Sanderson formally resined as Trustees leaving Cheryl Halliburton as the sole successor Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE MARCHETTI COMPANY PROPERTY, as recorded in Plat Book 9700, Page(s) 213, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

e. Property taxes for the current year.

This is Improved property known as 1209 ALFRED DR, Nashville, TN 37205

Bill Garrett Davidson County
Batch# 5697 DEEDWARR
09/28/2017 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20170928-0099470

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 12TH day of August, 2017.

Cheryl Halliburton

Cheryl Halliburton, Sole Successor Trustee of the

Marvin L. Sanderson Revocable Trust Dated 26th Day of January 2000

Cheryl Halliburton

Cheryl Halliburton*

** The Grantor is executing this instrument to convey any and all interest they may have as a decedent beneficiary of Marvin L. Sanderson or the Marvin L. Sanderson Revocable Trust Dated 26th Day of January 2000*

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Cheryl Halliburton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Sole Successor Trustee of the Marvin L. Sanderson Revocable Trust Dated 26th Day of January 2000 , the within named barganor, a trust, and that Cheryl Halliburton, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~15th~~ 12TH day of August, 2017.

Notary Public

My Commission Expires: 05 November 2019

T. NATHAN MICKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2019

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cheryl Halliburton, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12TH day of August, 2017.

Notary Public

My Commission Expires: 05 November 2019

T. NATHAN MICKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2019

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 12th day of August, 2017.

Steve Sanderson*

** The Grantor is executing this instrument to convey any and all interest they may have as a decedent beneficiary of Marvin L. Sanderson or the Marvin L. Sanderson Revocable Trust Dated 26th Day of January 2000*

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Steve Sanderson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2017.

Notary Public

My Commission Expires: 05 November 2019

T. NATHAN MICKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2019

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 12th day of August, 2017.

Faye Hord

Faye Hord*

** The Grantor is executing this instrument to convey any and all interest they may have as a decedent beneficiary of Marvin L. Sanderson or the Marvin L. Sanderson Revocable Trust Dated 26th Day of January 2000*

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Faye Hord, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2017.

Notary Public

My Commission Expires: 05 November 2019

T. NATHAN MICKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2019

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 14th day of August, 2017.

Wayne Sanderson

Wayne Sanderson*

** The Grantor is executing this instrument to convey any and all interest they may have as a decedent beneficiary of Marvin L. Sanderson or the Marvin L. Sanderson Revocable Trust Dated 26th Day of January 2000*

STATE OF TENNESSEE

COUNTY OF Lincoln

Personally appeared before me, a Notary Public of said County and State, Wayne Sanderson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at U.S. Bank, Tennessee, this 14 day of August, 2017.

Katherine Scott

Notary Public

My Commission Expires: 1-12-20

KATHERINE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19