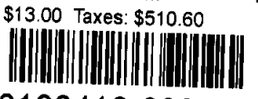
This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 218202 DEEDWARR
04/16/2019 10:04:21 AM 2 pgs
Fees: $13.00 Taxes: $510.60



20190416-0034613

ADDRESS NEW OWNER:
Michael Wayne Sanders
1750 Lincoya Bay Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Iberiabank d/b/a Iberiabank Mortgage
1639 Medical Center Parkway, Suite 203
Murfreesboro, Tennessee 37129

Map/Parcel
#109-05-0D-057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DeAnn Young, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Michael Wayne Sanders, unmarried man**, hereinafter called the "GRANTEE", his 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 Unit No 1750 in the Cottages at Williams Bend (erroneously shown as Road on prior deed); a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Condition and Restrictions and Bylaws for the Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument 20040628-0076712 and Supplementary Declarations of record in Instrument 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to DeAnn Young, unmarried by deed from Frank Batson Homes, Inc., of record in Instrument 20140527-0045125, dated May 23, 2014, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **1750 Lincoya Bay Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 MY HAND, this the **12th** day of **April, 2019**.

DeAnn Young

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DeAnn Young**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2019.

Susan G. Cox
NOTARY PUBLIC

My Commission Expires: 8/22/2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of April, 2019.

Susan G. Cox
NOTARY PUBLIC

My Commission Expires: 8/22/2021

File No. 19035438