Karen Johnson Davidson County
Batch# 454617 DEEDWARR
08/12/2020 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $9,150.10
20200812-0089534

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. 35587-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,473,000.00. Affiant Subscribed and sworn to before me this 7th day of August, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Michael Eagan Saunders Kathryn Tatum Saunders 2804 Wimbledon Road Nashville, TN 37215	**Send Tax Bills To:** New owner 2804 Wimbledon Rd. Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 11709004200

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, **Dudley Warner and Beth Warner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Eagan Saunders and Kathryn Tatum Saunders, husband and wife** ("Grantee"), their 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 2804 Wimbledon Road, Nashville, TN 37215.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of August, 2020.

Dudley Warner

Beth Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dudley Warner and Beth Warner, 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 7th day of August, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lots 1, 2, and 3, Block 7, on the Map of Woodmont Estates, as of record in Plat Book 8250, page 510, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dudley Warner by Quitclaim Deed dated June 23, 2006 from A. Harrison Johnson, Jr., as Trustee with full power under the 2804 Wimbledon Trust of record in Instrument No. 20060630-0078778, Register's Office for Davidson County, Tennessee, and by Corrected, Amended and Restated Quitclaim Deed dated July 25, 2006 from A. Harrison Johnson, Jr., as Trustee with full power under the 2804 Wimbledon Trust (AKA the 2804 Wembledon Trust dated 24 October, 2001) dated October 24, 2001 of record in Instrument No. 20060801-0093106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 11709004200.
2. Restrictive Covenants contained in an instrument of record in Book 1049, page 28 and Book 9882, page 542, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 8250, page 510, Register's Office for Davidson County, Tennessee.
4. Easement contained in the Deed of record in Book 1153, page 121 and Book 1318, page 254, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

