WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200007190071486 Page: 1 OF 2
REC'D FOR REC 07/19/2000 3:41:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra L. Ingram	Franklin Mortgage Funding	Map 98
(NAME) 5149 Roxborough Drive	(NAME) 2603 Elm Hill Pike, Suite G	Parcel 78
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37214	Group 01-0
(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, WE,

Kevin John Anderson and Wife, Susan P. Anderson

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debra L. Ingram and Husband, James H. Ingram III

, 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:

Being Lot No. 80, Resubdivision of Lots 74 through 85, on the Plan of Roxborough Subdivision, as of record in Plat Book 5200, Page 238, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin John Anderson and Wife, Susan P. Anderson by deed from Robert D. Bullington, Jr. And wife, Lisa Ann Bullington of record in Deed Book 10446, page 63, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5302, page 669, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 5149 Roxborough Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 13th day of July, 2000.

Kevin John Anderson By Jamie Milele Att'n Fact

Susan P. Anderson By Jamie Milele Att'n Fact

STATE OF Tennessee
COUNTY OF WILSON

On this the 13th day of July, 2000, before me personally appeared Jamie Milele, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kevin John Anderson and Susan P. Anderson, and who acknowledged that they executed the same as the free act and deed of the said Kevin John Anderson and Susan P. Anderson by virtue of that Power of Attorney, duly executed by the said Kevin John Anderson and Susan P. Anderson and appearing of record simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 13th day of July, 2000.

My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC

File Number200006256
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122