20-1-296

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PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Instr:20000801007604O Page: 1 OF 2
REC'D FOR REC 08/01/2000 2:23:11PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $537.24

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **July, 2000** by and between **Robin R. Hamlin, an unmarried woman** , herein after referred to as GRANTOR, and **John Anders and wife, Tammy Anders** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Trailwood, Section 5, of record in Plat Book 6900, pages 477 through 479, Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robin R. Hamlin, unmarried, by deed fro Kelly James Hattan and wife, Lori A. Hattan of record in Book 11015, page 866, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3229 East Lake Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robin R. Hamlin

Robin R. Hamlin
Signature of Seller
By Roxann Styrek POA

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Robin R. Hamlin, an unmarried woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **July, 2000.**

Lori Lloyd-Belton
Notary Public

My Commission Expires: My Commission Expires JAN. 31, 2004

Name and Address of Property Owner:
John Anders and Tammy Anders
3229 East Lake Drive, Nashville, Tennessee 37214

Send Tax Statements to:

,

Map & Parcel: 108-12-0-252.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$145,200.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kaye Jones
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **July, 2000.**

Lori Lloyd-Belton
Notary Public

My Commission Expires JAN. 31, 2004
My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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