BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/00 16:07 2pgs
Fees:11.00 Taxes:624.79

20001115-0113399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,861.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~. 1/3/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A Beaton	PHH Mortgage Services Corporation	98-13-A18
(NAME)	(NAME)	
4769 Cape Hope Pass	6000 Atrium Way	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Mt. Laurel, NJ 08054	
(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, Erin C Anders and wife Emily W Anders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer A Beaton and *~~wife~~ Michael A Beaton, 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:

*husband

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of New Hope Point Phase One Section Two, a Planned Unit Development of record in Plat Book 9700, Page 431, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erin C. Anders and wife Emily W. Anders, by deed of record in Book 11288, Page 222, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Erin C. Anders by Emily W. Anders as his Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 4769 Cape Hope Pass, 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 15th day of November, 2000.

Erin C Anders by Erin Anders Atty in fact

Emily W Anders

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of November, 2000, before me personally appeared Emily W. Anders, the person who executed the foregoing instrument on behalf of Erin C. Anders and who acknowledged that she executed the same as the free act and deed of the said Erin C. Anders, through Power of Attorney granted her by the said Erin C. Anders

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily C. Anders with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2000.

Commission expires: May 26, 2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth A. Campbell Notary Public