WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/08/03 10:07 2pgs
Fees:13.00 Taxes:327.45

20030408-0046255

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Lile	CTX Mortgage Company, LLC	MAP 34-3-B
(NAME) 505 Churchill Crossing	(NAME) Po Box 199113	PARCEL 505
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas Texas 75219	
(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, **Brad D. Anderson and Wife, Kimberly A. Anderson** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Lile, an Unmarried Woman** , 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:

Land in Davidson County, Tennessee, BEING Unit No. 505 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, Register's Office for Davidson County, Tennessee; the Plat of which is of record in Plat Book 7900, Page 25, said Register's Office, and by the Third Amendment to the Master Deed of record in Book 10635, Page 110, said Register's Office, to which reference is hereby made for a complete and accurate description of said Unit.

Being the same property conveyed to Brad D. Anderson, unmarried by Warranty Deed from William D. Castleman, Trustee of record in Book 10949, Page 378, Register's Office for said County.

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

Kimberly A. Anderson, wife of Brad D. Anderson, joins in this conveyance for the purpose of waiving and conveying any and all interest she may have in said property, including but not limited to her marital interest.

unimproved ☐

This is improved ☒ property, known as 505 Churchill Crossing, Madison, TN 37115

(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 3rd day of April, 2003.

Brad D. Anderson

Kimberly A. Anderson

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brad D. Anderson and wife, Kimberly A. Anderson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of April, 2003.

My Commission Expires:_____

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

File Number2303711

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075