WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/03 10:54 2pgs
Fees:13.00 Taxes:112.85
20030822-0122138

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Kathy Entsminger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2003.

Carol A Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy L. Entsminger	Kathy L. Entsminger	
(NAME)	(NAME)	
1115 Holcomb Rd	Same	63-8-118
(ADDRESS)	(ADDRESS)	
Kingston Springs TN 37082		63-8-26.01
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032143

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, Tiny Anderson and, Ann Gibson and, Clarrissa Anderson and Thomas Anderson and Robert Anderson, heirs at law of Lizzie C. Anderson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kathy L. Entsminger**, 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. :

Tract One:
Land in Davidson County, Tennessee, being the westerly 123 feet of lots Nos. 13 and 15, and the westerly 123 feet of the northerly 8-1/3 feet of lot No. 17 of Block "W" on the Map of Hadley Bend City Subdivision, as of record in Book 423, Page 120, Register's Office for said County.

Said part of lots 13, 15 and 17 front together 58-1/3 feet on the easterly side of Liberty Street and extend back between parallel lines 123 feet to a dead line.

BEING the same property conveyed to Virgil Anderson and wife, Lizzie C. Anderson by deed from Mary Regan Green and husband, Robert A. Green of record in Book 3890, Page 143, Register's Office for Davidson County, Tennessee.

Tract Two:
Land in Davidson County, Tennessee, being a portion of Lot No. 17 of Block W on the Map of Hadley Bend City Subdivision, as of record in Book 421, Page 120, Register's Office for said County, described as follows:

Said portion of Lot No. 17 fronts 8 feet on the easterly side of Liberty Street and extends back between parallel lines 123 feet to a dead line.

BEING the same property conveyed to Virgil L. Anderson and wife, Lizzie C. Anderson by deed from Mary Regan Green and husband, Robert A. Green of record in Book 5616, Page 229, Register's Office for Davidson County, Tennessee.

The said Virgil Anderson died September 1982 leaving property vested solely in Lizzie C. Anderson. The said Lizzie C. Anderson died December 22, 2002 leaving as her only heirs at law, Tiny Anderson, Ann Gibson, Charissa Anderson, Thomas Anderson, and Robert Anderson.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

unimproved ☐

This is improved ☒ property, known as 4006 Liberty St., Old Hickory, TN

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of August, 2003.

Clarrissa Anderson

Tiny Anderson

Thomas Anderson

Ann Gibson

ROBERT ANDERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Tiny Anderson and, Ann Gibson and, Clarrissa Anderson and Thomas Anderson and Robert Anderson, heirs at law of Lizzie C. Anderson, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 15th day of August, 2003.

Commission expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public