WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/04 13:57 2pgs
Fees:13.00 Taxes:1054.50

20040120-0007514

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$278,000.00~~ 285,000.00

Jimmy Barlow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2003.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander R. Willis	Mortgage Lenders of America, LLC	118-14-162.00
(NAME) 808 Caldwell Lane	(NAME) 8100 West 110th Street, Suite 130	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Overland Park Kansas 66210	
(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, Louis T. Anderson and wife, Helen B. Anderson , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander R. Willis , 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 9 on the Revised Plan of parts of Thompson's Glen Leven Subdivision, made October, 1934, by W.B. Southgate, Surveyor, as of record in Chancery Court Plan Book 3, Page 20, Chancery's Court at Nashville.

SAID Lot No. 9 is described as follows: BEGINNING at the Southwest corner of Caldwell Lane and McConnell Street; and running thence southerly, with the westerly side of said McConnell Street, 205.5 feet to the Northeast corner of Lot No. 10 on said plat; thence, westerly, with the line between Lot Nos. 9 and 10, 212 feet to the center of a branch or creek, North 9 degrees East 200 feet, more or less, to Caldwell Lane; and thence, easterly with the southerly margin of said Lane, 250 feet to the BEGINNING.

INCLUDED in the above description but EXCLUDED from this conveyance is the property conveyed to Davidson County in Deed of record Book 6417, Page 996, Register's Office for Davidson County, described as follows:

Beginning at a point in the existing south margin of Caldwell Lane said point being 25 feet right of center line station 21 + 92; thence with proposed permanent easement line south 39deg. 47' 35" west 29.73 feet to a point; thence south 82 deg. 4' west 17 feet more or less to a point; thence with the William P. Gray and wife, east boundary north 15 deg. 35' east 23 feet more or less, to a point; thence with said existing margin, north 82 deg. 4' east 30 feet more or less to point of beginning and containing 515 square feet.

Subject to all matters as set forth per Plat Book 3, Page 20, Register's Office of said County and all easements and restrictions of record.

Being the same property conveyed to Louis T. Anderson and Helen B. Anderson, husband and wife by Warranty Deed dated May 15, 2001 from Charles Dwight Marable and Linda June Marable, husband and wife of record in Instrument No. 20010522-0052665, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 808 Caldwell Lane, Nashville, TN 37204

(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 1st day of December, 2003.

Louis T. Anderson

Helen B. Anderson

STATE of Tennessee
COUNTY of ~~Davidson~~ Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Louis T. Anderson and Helen B. 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 12/1/2003

My Commission Expires:_____

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number23110281
RETURN TO:
Cumberland Title Company
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Brentwood, TN 37027