Davidson County DEEDWARR
Recvd: 04/05/04 09:08 2pgs
Fees:13.00 Taxes:528.73

20040405-0037869

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Christopher A. Warren	Christopher A. Warren	115-2
991 Davidson Drive	991 Davidson Drive	GROUP
Nashville, Tennessee 37205	Nashville, Tennessee 37205	PARCEL 26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand Nine Hundred dollars and Zero cents ($142,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Frances Anderson, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Christopher A. Warren, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

☆a single person

BEING land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford & Co., Engineers, April 12, 1958, as follows: Beginning on the westerly margin of Willanne Drive at an iron pin located 1062.0 feet North of the northerly line of the 0.70 acre tract conveyed to W.W. Glenn and wife, as Tract No. 2 in deed from Howard Griffiths and wife, as of record in Book 2441, page 355, Register's Office for said County; thence with the westerly margin of said Drive, northwardly 100.0 feet to an iron pin located 553.0 feet south of the center of bridge, as located along the westerly margin of said Drive; thence South 73 deg. 30 min. West 200.0 feet to an iron pin; thence South 12 deg. East 100.0 feet to an iron pin; thence 73 deg. 30 min. East 202.5 feet to the beginning, containing 0.464 acres, more or less.

BEING the same property conveyed to Frances Anderson, an unmarried person, by Quitclaim Deed from Melvin Butler of record in Book 5972, page 735, Register's Office for Davidson County, Tennessee.

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 991 Davidson Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 1st day of April, 2004.

Frances Anderson

BY: Cindy Crocker
Cindy Crocker
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy Crocker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frances Anderson, and acknowledged that she executed the same as the free act and deed of the said Frances Anderson.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee