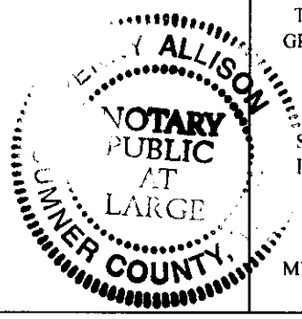
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/04 11:42 2pgs
Fees:13.00 Taxes:455.10

20040930-0117841



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~March 25, 2007~~ 3/25/07

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonja Anderson, single	Sonja Anderson	136-15A-57
(NAME)	(NAME)	
3405 Anderson Road #207	3405 Anderson Rd. 207	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Diana C. Norbury, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonja Anderson unmarried,* 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:

**single,

Land in Davidson County, Tennessee, being Lot No. 57, first Revision to Phase 2, Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Plat Book 11190, Page 81, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Diana c. Norbury, unmarried, by deed of record in Instrument No. 20010607-0059982, 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 Diana C. Norbury by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~*~~ , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3405 Anderson Rd. 207, Antioch, TN 37013

(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.

~~*~~ 20040930-0117840

Witness my hand this 24th day of September, 2004.

Diana C. Norbury by Carolyn Adcok,
Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of September, 2004, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Diana C. Norbury and who acknowledged that she executed the same as the free act and deed of the said Diana C. Norbury, through Power of Attorney granted her by the said Diana C. Norbury.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2004.

Commission expires: May 28, 2006

Notary Public