Box 44 CL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conrad Construction Company, Inc., a Tennessee Corporation	Conrad Construction Company, Inc., a Tennessee Corporation	158-12-13
(NAME) 1702 Kingsbury Drive	(NAME) 2610 Winford Avenue	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37211	
(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, **JAMES JACOB ANDERSON, III AND WIFE, LOUISE LATIMER ANDERSON, TRUSTEES OF THE JAMES JACOB ANDERSONG,III AND LOUISE LATIMER ANDERSON JOINT REVOCABLE LIVING TRUST DATED MAY 10, 1999,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONRAD CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 535 on the plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for Davidson County, Tennessee.

SAID Lot No. 535 fronts 212.68 feet on the easterly side of Kingsbury Drive and extends back 587.6 feet on the southerly line which is a broken line and 589.6 feet on the northerly line to a dead line measuring 198.3 feet thereon.

Being the same property conveyed to James J. Anderson, III and wife, Louise L. Anderson, Trustees of the Anderson Joint Revocable Living Trust Agreement dated May 10, 1999 by quitclaim deed from James J. Anderson and Louise L. Anderson, Individually of record in Book 11473, page 359 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **1702 Kingsbury Drive, Nashville, TN 37215**
(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 our hands this 17th day of December, 2004.

The James Jacob Anderson, III and Louise Latimer Anderson Joint Revocable Living Trust dated May 10, 1999

By: James J. Anderson III Trustee
James J. Anderson III, Trustee

Louise L. Anderson, Trustee
Louise L. Anderson, Trustee

Davidson County DEEDWARR
Recvd: 12/20/04 11:21 2pgs
Fees:13.00 Taxes:1017.50

20041220-0150910

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 James Jacob Anderson, III and Louise Latimer Anderson, Trustee of the James Jacob Anderson , III and Louise Latimer Anderson Joint Revocable Living Trust dated May 10, 1999, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they, being authorized so to do, executed the within instrument in their capacity as Trustees for the aforesaid Trust and for the purposes hereinabove set forth

Witness my hand and official seal at Nashville, Tennessee this 17th day of December, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

