WARRANTY DEED

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES JULY 19, 2008

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Anderson	SAME	172-4A-54
(NAME)	(NAME)	
1445 Timber Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/11/05 14:08 2 pgs
Fees:13.00 Taxes:869.29

20050411-0039811

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, Leonard M. Driscoll and Paula E. Driscoll, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer M. Anderson and Jon Anderson, Wife and Husband, 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 Davidson County, Tennessee, being Lot No. 54 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Leonard M. Driscoll and Paula E. Driscoll, husband and wife, by Warranty Deed dated February 16, 2001, from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, as of record in Instrument No. 20010220-0015742, 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 Leonard M. Driscoll and Paula E. Driscoll, by Terry DeSelms as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1445 Timber Ridge Circle, Nashville, TN 37211

(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 5th day of April, 2005.

Leonard M. Driscoll
By: Terry DeSelms as his Attorney-in-Fact

Paula E. Driscoll
By: Terry DeSelms as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of April, 2005, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Leonard M. Driscoll and Paula E. Driscoll, and acknowledged that he executed the same as the free act and deed of the said Leonard M. Driscoll and Paula E. Driscoll, through Power of Attorney granted Terry DeSelms by the said Leonard M. Driscoll and Paula E. Driscoll.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2005.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

Deborah K. Devine
State of Tennessee Notary Public
Davidson County