(1) 39-B

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$365,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

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
Alexander M. Koss	**Bank of America, N.A.**	**116-8-101**
(NAME)	(NAME)	
3812 Dartmount Avenue	**900 West Trade Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Charlotte, NC 28255**	
(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, **Anne C. Barbour, formerly known as Anne Chancery Sanborn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander M. Koss,** 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. 16 on the southeasterly part of Lot No. 15 of Block "A" on the Map of Woodmont Lane Homesites, of record Plat Book 1130, page 13, Register's Office for said County, described according to a survey thereof made by Z. J. Wilkinson, Surveyor, September 26, 1942, as follows:

Beginning on the northerly margin of Dartmouth Lane at a point 263.9 feet east of the easterly margin of Woodmont Lane, said point being the center line of a rock drain; thence with the center of said drain North 32 degrees east 10 feet and North 20 degrees east 152 feet to the dividing line between Lots No. 15 and 16; thence leaving said drain and with said dividing line north 1 degree 15 inches east 27.5 feet to a stake at the common corner of Lots 7 and 8 and 15 and 16; thence with the line between Lots Nos. 6, 7, 16 and 17; thence with the line between Lots Nos 16 and 17 southwardly 180 feet to the northerly margin of Dartmouth Lane; thence with said Lane westwardly 127.8 feet to the point of beginning.

Being the same property conveyed to Jeffrey A. Sanborn and wife, Anne C. Sanborn by deed from Angela R. Peterson, unmarried of record in Book 10520, page 585 said Register's Office and further conveyed to Anne Chaney Sanborn by Quitclaim Deed from Jeffrey A. Sanborn of record in Instrument No. 20010607-0060379. The said Anne Chaney Sanborn is now known as Anne C. Barbour.

This conveyance is subject to the Plan of Record in Book 1130, page 13 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **3812 Dartmouth Avenue, 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 my hand this 27th day of May, 2005.

Anne C. Barbour

Davidson County DEEDWARR
Recvd: 06/03/05 14:36 2 pgs
Fees:13.00 Taxes:1350.50

20050603-0063555

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 Anne C. Barbour, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007