WARRANTY DEED

500.61

Davidson County DEEDWARR
Recvd: 08/03/05 14:45 2 pgs
Fees:13.00 Taxes:500.61

20050803-0091199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,300.00

Joann Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joann C. Anderson	Southeastern Financial, Inc	25-12-0/23.00
(NAME)	(NAME)	
714 Dickerson Pike	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(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, **Rebecca Annette Walker and Betty Jean Walker,** unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joann C. Anderson,** married **Nathan A. Bellefant** married **and C.G. 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Clark Place, Section Two, at Goodlettsville, Tennessee, a plat of which is of record in Book 2083, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 116 feet on the east side of Dickerson Road and runs back between parallel lines 260 feet to a dead line.

Being the same property conveyed to Rebecca Annette Walker and Betty Jean Walker by Quitclaim Deed from Viola F. Walker, a widow dated February 13, 1989 and filed for record in Book 7800, page 951, Register's Office for Davidson County, Tennessee.

The 2005 County Taxes have been prorated and assumed by the Grantees.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of record in Plat Book 2083, page 64, Register's Office for a Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 714 Dickerson Pike, Goodlettsville, TN 37072
(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 1st day of August, 2005.

Rebecca Annette Walker
Rebecca Annette Walker

Betty Jean Walker
Betty Jean Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Judith C. Jacobs the undersigned, a Notary Public in and for said County and state, the within named Rebecca Annette Walker and Betty Jean Walker the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

