WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/24/05 13:34 2 pgs
Fees:13.00 Taxes:329.30

20051024-0128149

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4723

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra O. Clardy	FIRST FRANKLIN	52-6-108
(NAME)	(NAME)	
712 Tahlena Avenue	320 Seven Springs Way, Ste. 200	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	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, Hans Andersen, Jr., and Ted Myron Bryant, Co-Trustees of the Monette L. Andersen Trust dated February 28, 1989, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra O. Clardy, an unmarried person HEREINAFTER CALLED THE GRANTEE HER 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. 75 on the Map of Madison Heights Subdivision, Section No. 1, as of record in Book 1424, page 6, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hans Andersen, Jr. and Ted Myron Bryant, Co-Trustees of the Monette L. Andersen Trust dated February 28, 1989, with full power to sell, transfer, mortgage, encumber and convey without the joinder of any beneficiary by Quitclaim Deed from Monette L. Andersen dated March 9, 1993 of record in Book 8884, Page 768, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 712 Tahlena Ave., Madison TN 37115

(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 4th day of October, 2005.

Hans Andersen, Jr., Co-Trustee

Ted Myron Bryant, Co-Trustee
By: Hans Andersen, Jr., Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hans Andersen, Jr., Co-Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be Co-Trustee of the Monette L. Andersen Trust, the within named bargainor, and that he as such Co-Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of October, 2005.

Commission expires: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Hans Andersen, Jr. known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Ted Myron Bryant, Co-Trustee of the Monette L. Andersen Trust, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Ted Byron Bryant, Co-Trustee of the Monette L. Andersen Trust.

Witness my hand and official seal at Brentwood, Tennessee on this 4th day of October, 2005.

Notary Public

My Commission Expires: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027