REALTY TITLE'S
- Box 48A

WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-27-2006
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Margaret Anderson	American Home Mortgage Servicing	151-9A2
(NAME) 4313 Cambridge Drive	(NAME) P.O. Box 100504	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Florence, SC 29501-0504	
(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, John E. Mastin and wife, L. Ramona Mastin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Margaret Anderson and husband, Carl Leroy Anderson, 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:

A tract or parcel of land situated and lying in the Davidson County, Tennessee, the same being Lot No. 2, Long Hunter Chase, Phase I, Section III, the plat of which is filed for record in Plat Book 9700, Page 958, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.

Being the same property conveyed to John E. Mastin and wife, L. Ramona Mastin by Warranty Deed dated June 23, 2000, from Preston W. Goddard and wife, Lesia L.Goddard, as of record in Instrument No. 20000627-0063866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 11/03/05 14:41 2 pgs
Fees:13.00 Taxes:680.80
20051103-0133365

unimproved ☐

This is improved ☒ property, known as 4313 Cambridge Drive, Antioch, TN 37013
(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 2nd day of November, 2005.

John E. Mastin

L. Ramona Mastin

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 John E. Mastin and L. Ramona Mastin, 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 2nd day of November, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

