Davidson County DEEDWARR
Recvd: 03/17/06 14:11 2 pgs
Fees:13.00 Taxes:345.21

20060317-0031171

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,300.00

Deana M. Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
John W Anderson	SunTrust Mortgage, Inc.	083-04-0
2609 Solon Drive	201 Fourth Ave. N. /7th Floor	GROUP
Nashville, Tennessee 37206	Nashville, TN 38219	PARCEL 277-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Three Thousand Three Hundred Dollars and Zero Cents ($93,300.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Deana M Gordon, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John W Anderson, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 21 on the Plan of Rosebank Terrace, Section 2, of record in Plat Book 5210, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deana M. Gordon, unmarried, by deed dated November 21, 1995, from Timothy L. Hillhouse and wife, Karen S. Hillhouse, Trustees, of record in Book 9870, page 444, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the grantee herein.

This is:

unimproved ☐
improved ☒ property known as 2609 Solon Drive, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 8th day of March, 2006.

Deana M Gordon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Deana M. Gordon, 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 8th day of March, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

