Davidson County DEEDWARR
Recvd: 04/10/06 15:01 3 pgs
Fees:18.00 Taxes:2035.00
20060410-0041176

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2006.

Notary Public

My Commission Expires:

KEVIN D. MOORE NOTARY PUBLIC Exp. 11/24/07 DAVIDSON COUNTY, TENNESSEE

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Craig W. Anderson and wife,<br>Linda S. Anderson<br>1 Valley Forge Drive<br>Nashville, TN 37205 | SAME | 116-08-0-A 001.00<br>7DA 72310 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWIN P. VOSS AND WIFE, MARY H. VOSS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CRAIG W. ANDERSON AND WIFE, LINDA S. ANDERSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site identified as No. 1, as shown on the Plan of Sugartree, Phase 1, as of record in Book 4675, page 141, Register's Office for Davidson County, Tennessee, as amended at Book 4869, page 686; Book 5121, page 89; Book 5169, page 426 and Book 5191, page 412, Register' s Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edwin P. Voss and wife, Mary H. Voss, by deed from Carolyn E. O'Neil, of record as Instrument No. 20010627-0068126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, as amended at Book 4911 page 356, amended by Second Amendment of record in Book 4996, page 126, and further amended by Third Amendment of record in Book 5003, page 688, and further amended of record in Book 5152, page 401, and Book 11758, page 466, Register' s Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4675, page 141, Register's Office for said County, as amended at Book 4869, page 686; Book 5121, page 89; Book 5169, page 426 and Book 5191, page 412, Register' s Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 1 Valley Forge Drive, Nashville, TN 37205.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 3rd day of March, 2006.

E. P. Voss

Edwin P. Voss

Mary H. Voss

Mary H. Voss

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWIN P. VOSS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31 day of March, 2006.

Notary Public

My Commission Expires: 7/21/07

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY H. VOSS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31 day of March, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007