File No. 270100243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007.

(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/19/07 10:35 2 pgs
Fees:13.00 Taxes:573.50

20070119-0007784

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Anderson	Steven A. Anderson	Map 164-16-0D Parcel 193.00CO
(NAME) 1368 Bridge Hill Lane	(NAME) 1368 Bridge Hill Lane	
(ADDRESS) Clearmont, FL 34711	(ADDRESS) Clearmont, FL 34711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Inger Tyree, a single person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Anderson and Kimberly R. Anderson, husband and wife, , HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 330, on the Plan of Section Four Truxton Park, as shown by plat appearing of record in Instrument No. 20020528-0064435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Inger Tyree, a single person by Warranty Deed dated December 13, 2002 of record in Instrument No. 20021227-0159575, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Home Owners Association By-Laws of record in Instrument No. 20001101-0108604; Home Owners Association Charter filed of record in Instrument No. 20001101-0108603; Quitclaim Deed to Home Owners Association for open space of record in Instrument No. 20050311-0027269; Restrictions of record in Instrument No. 20001030-0107559, and rerecorded in Instrument No. 20020718-0096907; Sanitary sewer easement of record in Instrument No. 20001208-0121300, said Register's Office; Stormwater detention agreement of record in Instrument No. 20020524-0063322; Instrument of record annexing section four into restrictions of record in Instrument No. 20020506-0055597; Subject to any and all matters on plat of record in Instrument No. 20020528-0064435; all in the register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2613 Spring Farm Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 18th day of January, 2007.

Inger Tyree

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Inger Tyree, 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 at office this 18th day of January, 2007.

Commission expires: 10/16/08

Louise G. Scopel
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Louise G. Scopel, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Oct. 16, 2008
Member, Pennsylvania Association Of Notaries

Inger Tyree and Inger E Tyree being one and the same person

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RETURN TO:
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