(1)

RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN. 37174

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Wayland M Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2007.

Mitchell A Watts
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 01/31/07 09:59 2 pgs
Fees:13.00 Taxes:1017.50
20070131-0012658

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Cali Ryan Anderson		160-04-0
5304 Trousdale Drive	Same	GROUP
Nashville, Tennessee 37220		PARCEL 159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Two Hundred Seventy Five Thousand Dollars and Zero Cents ($275,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bobby J. Cline, unmarried, and Wayland M. Ellis, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cali ~~Ryan~~ Anderson, a Single Person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit.

R. CA

BEING Lot No. 42 on the Plan of Section 7, Brentview Hills, of record in Book 4175, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Bobby J. Cline and Wayland M. Ellis, both unmarried, as joint tenants with right of survivorship, by deed dated May 17, 1996, from Cary M. Kuykendall and wife, Linda Kuykendall, of record in Book 10055, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, reservations, restrictions and easements 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 5304 Trousdale Drive, Nashville, Tennessee 37220

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 we do covenant with the said Grantee 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, 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 our hands this 29th day of January 2007.

Bobby J. Cline

Wayland M. Ellis

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 Bobby J. Cline and Wayland M. Ellis, the bargainors, 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 29th day of January 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY