File No. 20070014

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/07 10:04 2 pgs
Fees:13.00 Taxes:233.10
20070223-0022706

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 3317 New Towne Home Road Trust	New Owner	150-11-83.00
(NAME) P.O. Box 791	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(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, Brian Anderson, sole heir at law of the Estate of Kevin Louis Anderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 3317 New Towne Home Road Trust, L&O Farms, Trustee, 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:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Towne Village of the Country, Section Two, of record in Book 5200, Pages 176 and 177, Register's Office for said County.

Said Lot No. 154 fronts 90 feet on the westerly margin of New Towne Road, and extends back 132.35 feet on the northerly line, and 95.0 feet on the southerly line, to a line on the rear on which it measures 63.93 feet.

Being the same property conveyed to Kevin L. Anderson and wife, Mary Jo Anderson by deed from Randall Phillips Builders, Inc., dated May 16, 1980 and recorded on May 18, 1980 in Record Book 5603, page 597, Register's Office, Davidson County, Tennessee. The said Mary Jo Anderson having since died on June 26, 2002, leaving Kevin L. Anderson as the surviving tenant by the entirety. The said Kevin L. Anderson having since died intestate on August 13, 2006. The Estate of Kevin L. Anderson is being administered for probate in the Seventh Civil District for Davidson County, Tennessee, Probate Division, Docket No. 06P1360. title to subject property is vested in Brian Anderson, sole heir at law of Kevin L. Anderson.

Subject to restrictions of record in Record Book 5456, page 571, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3317 New Towne Home Rd., 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 my hand this 15 day of February, 2007.

N/A

N/A

Brian Anderson

N/A

STATE OF NORTH CAROLINA

COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of February, 2007.

Commission expires: June 1, 2011

Notary Public

