Davidson County DEEDWARR
Recvd: 07/16/07 12:12 2 pgs
Fees:13.00 Taxes:917.60
20070716-0084286

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of July, 2007.

Notary Public

My Commission Expires: _____

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kristy K. Wilkins
2316 Sunnett Place
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

17215-0A-243.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Anderson and wife, Frances Anderson hereinafter referred to as Grantors, hereby transfers and conveys to Kristy K. Wilkins, hereinafter referred to as 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. 250 on the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, Pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Anderson, a married man by Warranty Deed from Antonio Roque and wife, Melissa Roque of record in Instrument No. 20060510-0055108, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 9700, Page 598 and 599, Register's Office of said County.

Boundary Plat for Bradford Hills Addition of record in Plat Book 7900, Page 668, said Register's Office.

Charter of Holt Woods Homeowners Association of record in Book 9570, Page 5, said Register's Office.

By-Laws of Holt Woods Homeowners Association of record in Book 9570, Page 13, said Register's Office.

Restrictive Covenants of record in Deed Book 9570, Page 22; Book 10800, Page 575, Register's Office of said County.

Quitclaim Deed to common area of Holt Woods Homeowners Association of record in Instrument No. 200208070095356, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2316 Sunnett Place, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** 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 **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 12th day of July, 2007.

Robert Anderson by Lydia Bianchi atty in fact

Robert Anderson by Lydia Bianchi as attorney-in-fact

Frances Anderson by Lydia Bianchi atty in fact

Frances Anderson by Lydia Bianchi as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lydia Bianchi, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Robert Anderson and is authorized by Robert Anderson to execute this instrument on behalf of the maker.

Witness my hand and official seal this 12th day of July, 2007.

Notary Public

My Commission Expires:

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lydia Bianchi, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Frances Anderson and is authorized by Frances Anderson to execute this instrument on behalf of the maker.

Witness my hand and official seal this 12th day of July, 2007.

Notary Public

My Commission Expires:

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires NOV 8, 2008

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