Davidson County DEEDWARR
Recvd: 09/04/07 09:01 2 pgs
Fees:13.00 Taxes:4673.10

20070904-0105453

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,268,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE L. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

WARRANTY DEED

B-HC-07-1048

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Anderson	OWNER	
1048 Lynnwood Blvd.	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		144-3-7.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIM JONES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM J. ANDERSON AND WIFE, BRITTON N. ANDERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 21, CHICKERING HILLS, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 8, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KIM JONES, UNMARRIED BY WARRANTY DEED FROM E. DEVAUGHN WOODS AND WIFE, DOROTHY A. WOODS, RECORDED ON THE 4TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040604-0066488, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2335, PAGE 606; BOOK 2541, PAGE 570; BOOK 1542, PAGE 313; BOOK 880, PAGE 119, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

SAMUEL B. SANDERS HEREBY EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF KIMBERLY SANDERS JONES, PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT NO. 20070904-0105452, REGISTER'S OFFICE FOR DAVIDSON COUNTY. KIMBERLY SANDERS JONES AND KIM JONES ARE ONE AND THE SAME PERSON.

unimproved ( )
This is improved (X) property, known as 1048 Lynnwood Blvd., Nashville, Tennessee 37215
(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 hand(s) this 31st day of August, 2007.

Kimberly Sanders Jones by Samuel B. Sanders atty-in-fact

Kim Jones aka Kimberly Sanders Jones by Samuel B. Sanders, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2007, before me personally appeared SAMUEL B. SANDERS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kim Jones aka Kimberly Jones Sanders, and who acknowledged he/she/they executed the same as the free act and deed of the said Kim Jones aka Kimberly Jones Sanders.

Witness my hand and official seal, this the 31st day of August, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903