This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070271

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 12/21/07 14:11 2 pgs
Fees:13.00 Taxes:613.83
20071221-0146678

New Owner is:
Natasha Anderson
2645 Oak Forest Dr
Antioch, TN 37013

MAP: 149-03-0A

PARCEL: 085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Semi Stevenson and wife, Bibi Stevenson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kalvin Anderson and Natasha Anderson, husband and wife** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 25 on the Plan of Section Three, Chelsea Village Addition, of record in Plat Book 9700, page 45, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Semi Stevenson and wife, Bibi Stevenson from Bibi E. Edogun by deed dated March 22, 2004 and recorded in Instrument # 20040324-0033474, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as : **2645 Oak Forest Dr, Antioch, TN 37013**

B.S S.S.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21 day of November 2007.

GRANTOR(S):

Semi Stevenson

SEMI STEVENSON

Bibi Stevenson

BIBI STEVENSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Semi Stevenson and wife, Bibi Stevenson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 21 day of November 2007.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires: 1-23-2010

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is ~~$~~**$165,900.00**.

Semi Duncan

AFFIANT

SWORN TO and subscribed before me this the 21 day of November, 2007.

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 22, 2008

Leeza Osborne

NOTARY PUBLIC
My commission expires: 11/22/2008