File No. 280100640

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/08 10:08 2 pgs
Fees:13.00 Taxes:321.90
20080207-0012728

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Nicole Anderson	First Horizon Home Loans, a Division of First Tennessee Bank, NA	096-07-0A-024.00CO
(NAME)	(NAME)	
332 Stewarts Ferry Pike	3600 Mansell Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Apharetta, GA 30028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Cara Webster, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Nicole Anderson, Married, HEREINAFTER CALLED THE GRANTEE(S), her 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 Unit No. 1 of Lot 2, Parcel 24, Condominium Site Plan for Bianca Square, horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on plat of record in Book 5800, Page 101 and amended in Book 5200, Page 661, Register's Office for Davidson County, Tennessee, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelley R. Denton, unmarried by Warranty Deed dated 28th day of January 2005, from Betty S. Magee, unmarried and filed of record in Instrument No. 20050201-0011762, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Cara Webster by Warranty Deed dated June 19, 2006, and filed of record in Instrument No. 20060621-0074109, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and Bylaws of record in Book 6162, Page 195, Book 6165, Page 566, Book 9885, Page 208 and as amended in Book 6225, Page 906, said Register's Office.

HOA Charter filed of record in Book 6168, Page 507, said Register's Office.

Agreement to maintain private road of record in Book 5945, Page 856, said Register's Office.

Sewer Easement Book 4058, Page 963 and Book 6303, Page 621, said Register's Office.

Water main easement in Book 6303, Page 616, said Register's Office.

Utility and Drainage easement in Book 6055, Page 760, said Register's Office.

Subject to any and all matters as set forth per Book 5200, Page 661, and in Book 5800, Page 101, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 332 Stewarts Ferry Pike, Nashville, TN 37214
(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), her 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), 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 my/our hands this 5th day of February, 2008.

Cara Webster

Cara Webster

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cara Webster the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of February, 2008.

Commission expires: ~~June 22, 2009~~ 5-24-08

Jessica Talbott

Linda V. Jones Notary Public

File Number: 280100640

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

