File No. 280301063

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/08 09:49 2 pg
Fees:13.00 Taxes:680.80
20080501-0044330

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 9.17.2011 (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
Christopher Ross Anderson	Regions Bank d/b/a Regions Mortgage	Map 075-04-0 Parcel 221.00
(NAME)	(NAME)	
4795 Trenton Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ward O. Winningham and wife, Patricia J. Winningham,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher Ross Anderson, unmarried,** hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 495, on the Plan of Tulip Grove Subdivision, Section 9, of record in Plat Book 4675, Page 135, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Ward O. Winningham and wife, Patricia J. Winningham by Warranty Deed dated January 28, 1979 from Paul M. Johnson, Sr. and wife, Ruth A. Johnson, and filed of record in Book 5391, page 924, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Restrictions of record in Book 4846, page 924, said Register's Office; Subject to all matters as set forth per Plat Book 4675 and Page 135, Register's Office of Davidson County, Tennessee.

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 4795 Trenton Drive, Hermitage, TN 37076
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 29th day of April, 2008.

Ward O. Winningham

Patricia J. Winningham

STATE OF TENNESSEE

COUNTY OF WILSON

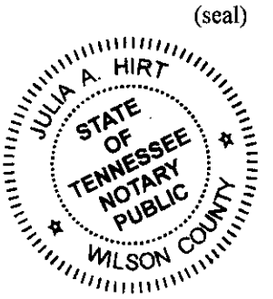
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ward O. Winningham and Patricia J. Winningham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of April, 2008.

Commission expires: ~~June 22, 2009~~ 9.17.2011

~~Linda V Jones~~ Notary Public

(seal)



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RETURN TO:
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Mt. Juliet, TN 37122