Davidson County DEEDWARR
Recvd: 05/30/08 14:30 2 pgs
Fees:13.00 Taxes:1054.50

20080530-0055260

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of May, 2008.

Notary Public

Commission Expiration:

HUGH B SHOULDERS, JR STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 7-9-09 WILSON COUNTY

ADDRESS OF NEW OWNER:
Wesley Eckenfelder
Agnes B. Eckenfelder
307 Riverstone Blvd.
Nashville, TN 37214

SEND TAX BILLS TO:
Wesley Eckenfelder
Agnes B. Eckenfelder
307 Riverstone Blvd.
Nashville, TN 37214

MAP-PARCEL:
85-14-0-A/307.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anderson Holding Group, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wesley Eckenfelder and wife, Agnes B. Eckenfelder

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 21 on the Plan of Riverstone Condominiums, Phase Two of record in Instrument No. 20010814-0087503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anderson Holding Group, LLC on 12/20/2006 by deed from Caliber Development, L.P., filed for record on 12/22/2006 in Instrument No. 20061222-0158585, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **307 Riverstone Blvd. Nashville, TN 37214**

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 we do covenant with the said GRANTEES 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 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 29th day of May, 2008.

Edwin Anderson

Anderson Holding Group, LLC
By: Edwin Anderson- Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Edwin Anderson, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be a Member of Anderson Holding Group, LLC., the within named bargainor, a corporation, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Member.

Witness my hand and official seal at office this 29th day of May, 2008.

Notary Public

Commission Expiration:

