Davidson County DEEDWARR
Recvd: 06/04/08 14:21 2 pgs
Fees:13.00 Taxes:351.50

20080604-0057333

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Michelle Sheridon
Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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

B-SR-08-2134

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
Michelle Sheridon	New Owner (NAME)	
2134 Fairfax Avenue C-6		
(ADDRESS)	(ADDRESS)	
Nashville, Tn. 37212		104-11-A-38.00 CO
(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 NELLIE R. ANDERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE SHERIDON, MARRIED, 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: **Trustee of the Lester L. Anderson and Nellie R. Anderson U/A/D February 13 1995

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT C-6, THE VILLAGER WEST CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 174, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LESTER L. ANDERSON AND WIFE, NELLIE R. ANDERSON, INDIVIDUALLY TO LESTER L. ANDERSON AND WIFE, NELLIE R. ANDERSON, TRUSTEES U/A/D FEBRUARY 13, 1995 AS RECORDED ON THE 16TH DAY OF FEBRUARY, 1995 IN BOOK 9596, PAGE 478 AND WARRANTY DEED FROM STEVEN L. ANDERSON, A SINGLE PERSON TO LESTER L. ANDERSON AND WIFE, NELLIE R. ANDERSON AS RECORDED ON THE 15TH DAY OF OCTOBER, 1990 IN BOOK 8217, PAGE 432, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5210, PAGE(S) 174; BOOK 5452, PAGE 460; BOOK 5450, PAGE 740; BOOK 5452, PAGE 419, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

***Lester L. Anderson is now deceased, leaving Nellie R. Anderson as the sole Trustee.

unimproved ( )

This is improved (X) property, known as 2134 Fairfax Avenue C-6, Nashville, Tennessee 37212
(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 30th day of April, 2008.

Nellie R. Anderson

Nellie R. Anderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nellie R. Anderson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

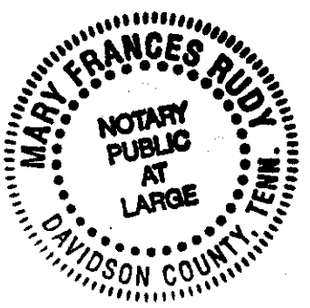
Witness my hand and official seal, this the 30th day of April, 2008.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-24-10

(SEAL)



**Trustee of the Lester L. Anderson and wife, Nellie R. Anderson U/A/D Trust dated February 13, 1995.

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