Davidson County DEEDWARR
Recvd: 11/26/08 15:10 2 pgs
Fees:13.00 Taxes:495.80
20081126-0116030

WARRANTY DEED

AT-20080212

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of November, 2008.

(Affix Seal) Notary Public

My Commission Expires: _____

CHARLES F. SULLIVAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sandra Y. Waller	Flagstar Bank FSB	070.06-0-062.00
2729 Buena Vista Pike	301 W. Michigan Ave.	
Nashville, TN 37207	Jackson MI 49201	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Barbara Thomas and Mildred E. Dixon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sandra Y. Waller**, a single woman, 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:

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

Being Lot No. 11 on the plan of Taigan's Court, of record in Book 6900, page 710, 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 Barbara Thomas and Mildred E. Thomas from Barbara Thomas and Michael Tarver, Co-Executors by Executor's Quitclaim Deed dated December 17, 2007 and recorded October 2, 2008 in Instrument #200810020099979, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 2729 Buena Vista Pike, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 12th day of November, 2008

Barbara Thomas
Barbara Thomas

Mildred E. Dixon by Barbara Thomas
Mildred E. Dixon by Barbara Thomas as her Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Barbara Thomas , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 12th day of November, 2008.

April G Nichols
Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12h day of November, 2008, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Barbara Thomas, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Mildred E. Thomas, and as such Attorney in Fact for Mildred E. Thomas, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Mildred E. Thomas to execute this instrument on behalf of Mildred E. Thomas.

Witness my hand and official seal on this 12th day of November, 2008.

Notary Public

My Commission Expires: 6-12-11

