File No. 290300421

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCHE, 2009.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee Notary Public County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20090022601 DEEDWARR
Recvd: 04/06/09 10:07 2 pgs
Fees:13.00 Taxes:481.00

20090406-0031049

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bo D. Vanderburg	Countrywide Bank, FSB	043-14-0B-006.00CO
(NAME)	(NAME)	
2112 Lombardia Court	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas TX 75266-0694	
(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, Kay D. Morris nka Kay D. Simpson, married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Bo D. Vanderburg and wife, Anna M. Vanderburg, hereinafter called the grantee(s), THEIR 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 Lot No. 6 on the Final Plat Lanier Park, Phase One, as shown on plat of record in Instrument No. 20021022-0129511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Kay D. Morris by Warranty Deed from Affordable Housing Resources Inc. of record in Instrument No. 20060119-0007153 on January 13, 2006 and filed for record on January 19, 2006, Register's Office for Davidson County, Tennessee.

The said Kay D. Morris is now married and is known as Kay D. Simpson.

Ed Simpson, husband of the above named Kay D. Simpson, joins in this conveyance for the purpose of conveying any and all interest he may have in and to the above described property, especially his marital interest.

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 2112 Lombardia Court, Madison, TN 37115
(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 hands this 30th day of March, 2009.

Kay D. Morris nka Kay D. Simpson

Ed Simpson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kay D. Morris nka Kay D. Simpson, and Ed Simpson, 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 30th day of March, 2009.

Commission expires: February 28, 2012

Notary Public

File Number: 290300421

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

