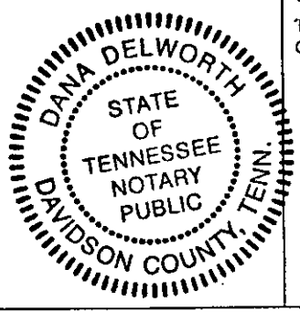
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl M. Anderson	Bank of America, N.A.	052-06-0-088.00
(NAME)	(NAME)	
737 Tahlena Avenue	801 Crescent Center Drive, #510	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Anne Holmes Miller, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daryl M. Anderson and wife, Karen Kovek, 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:

Land in Davidson County, Tennessee, being Lot No. 87 and the northerly 25 feet of Lot No. 88 on the Plan of Madison Heights Subdivision, Section 1, as of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 87 and part of Lot No. 88 front together 125 feet on the easterly side of Tahlena Avenue and extends back 442.1 feet, more or less, on the southerly line to a dead line, measuring 125 feet, thereon.

Being the same property conveyed to Anne Holmes Miller by Quitclaim Deed dated March 21, 1990 from Thomas Donald Yeager of Record in Book 8068, page 884 and 885, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 737 Tahlena Avenue, 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 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 our hands this 30th day of July, 2009.

Anne Holmes Miller

BILL GARRETT, Davidson County
Trans:T20090053132 DEEDWARR
Recvd: 08/05/09 10:43 2 pgs
Fees:13.00 Taxes:629.00

20090805-0073363

STATE OF ~~TENNESSEE~~ New Mexico

COUNTY OF ~~Davidson~~ San Juan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne Holmes Miller, the within named the bargainor (s), 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 at 30th day of July, 2009.

Commission expires: ~~01/07/13~~ 11-09-2011

Shirley J Morris
Notary Public

OFFICIAL SEAL
SHIRLEY J. MORRIS
NOTARY PUBLIC-STATE OF NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 11-09-2011

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206