BILL GARRETT, Davidson County
Trans:T20100005973 DEEDWARR
Recvd: 02/01/10 10:00 2 pgs
Fees:13.00 Taxes:289.34
20100201-0007722

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $78,200.00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2010.

Notary Public

My commission expires: 9.19.2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-19-2011

**THIS INSTRUMENT WAS PREPARED BY**
**Signature Title Services, Inc.**
**505 E Main Street**
**Hendersonville TN 37075**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Bernie Anderson and Cindy Anderson** | **New Owner** | **3-65.00** |
| **2541 Tinnin Road** | | |
| **Goodlettsville, TN 37072** | | |

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 ACKNOWLEDGE, WE,

**Joyce Jacobs, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Bernie Anderson and Cindy Anderson, husband and wife**

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 the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the centerline of Tinnin Road, said point being the northeast corner of the Wilma D. Taylor property of record in Book 5766, Page 115, Register's Office for Davidson County, Tennessee; thence with the north boundary of said trace, S 71° 58' 17" W, 217.00 feet to an iron pin at the northwest corner of said tract; thence S 34° 40' 30" E, 187.10 feet to an iron pin; thence with the southerly boundary of the Herbert D. Jacobs property; S 73° 45' 28" W, 378.12 feet to an iron pin at Jacob's southwest corner; thence with Jacob's westerly boundary, N 19° 01' 49" W, 194.19 feet to an iron pin; thence with a new line severing the Jacob's property, N 69° 41' 26" E, 526.78 feet to a point in the centerline of Tinnin Road; thence with said centerline, S 39° 07' 25" E, 51.07 feet to the point of beginning, containing 1.852 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Terry L. Huskey to Herbert and Joyce Jacobs as recorded on the 21st day of September, 2005 in Instrument No. 20050921-0113495; Quitclaim Deed from Anthony G. Huskey to Terry L. Huskey as recorded on the 22nd day of December, 2004 in Instrument No. 20041222-0152333 and Warranty Deed from Herbert D. Jacobs and wife, Billie A. Jacobs to Anthony G. Huskey and wife, Terry L. Huskey as recorded on the 29th day of July, 1991 in Book 8407, Page 289, in the Register's Office of Davidson County, Tennessee.

Herbert Jacobs having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 5766, Page 115, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2541 Tinnin Road, Goodlettsville, TN 37072.

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 in 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/our hand(s) this 22nd day of January, 2010.

Joyce Jacobs

**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

Personally appeared before me, a Notary Public of said County and State, Joyce Jacobs , the within named Grantors, 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, at office, this 22nd day of January, 2010.

Notary Public

My Commission Expires:9-19-2011

