BILL GARRETT, Davidson County
Trans:T20110012337 DEEDWARR
Recvd: 03/01/11 14:07 2 pgs
Fees:13.00 Taxes:1461.50
20110301-0016474

WARRANTY DEED

R-LP-11-3616

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anchor Investments, LLC	Anchor Investments, LLC	
2002 Richard Jones Rd., Ste. C 208 (ADDRESS)	(NAME) 2002 Richard Jones Rd., Ste. C 208 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	11813011400

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, we TERRY C. REEVES, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANCHOR INVESTMENTS, LLC. A TENNESSEE LIMITED LIABILITY COMPANY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 24 & 25 ON THE PLAN OF SECTION TWO, LEAWELL, OF RECORD IN PLAT BOOK 2083, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARY NOEL KERSHAW BY DEED FROM THIRD NATIONAL BANK IN NASHVILLE AND JOHN H. NOEL, JR., AS TRUSTEES UNDER THE WILL OF OSCAR FITZALLEN, DATED 01/24/1947 AND FILED FOR RECORD ON 02/03/1947 IN BOOK 1450, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY NOEL KERSHAW HAVING SINCE DIED DEVISING SUBJECT PROPERTY TO JOHN KARL KERSHAW AS EVIDENCED BY THE LAST WILL AND TESTAMENT OF MARY NOEL KERSHAW FILED IN WILL BOOK 167, PAGE 578, IN THE PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY. SAID WILL ALSO FILED OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, UNDER INSTRUMENT 200309230140844. BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN KARL KERSHAW BY DEED FROM JOHN KARL KERSHAW AND LUCIEN DALE, TRUSTEE, DATED 09/17/2003 AND FILED FOR RECORD ON 09/23/2003 IN INSTRUMENT 200309230140843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO TERRY C. REEVES BY DEED FROM JOHN KARL KERSHAW, DATED 03/06/2007 AND FILED FOR RECORD ON 03/08/2007 IN INSTRUMENT 200703080028405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 2083, PAGE 56 AND BOOK 1450, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF GRANTOR.

unimproved ( )
This is improved (X) property, known as 3616 DOGE PLACE, NASHVILLE, Tennessee 37204-3809
(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 28th day of February, 2011.

Terry C. Reeves

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry C. Reeves, 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 28th day of February, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



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