Return To:
Stewart Title of Memphis, Inc.
7842 Farmington Blvd.
Germantown, TN 38138
20117248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

Subscribed and sworn to before me this 3RD DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-20-2013

(AFFIX SEAL)

MARY ANN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES MARCH 20, 2013

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Kyle Douglass, a single person	Commercial Bank and Trust (NAME)	08608011800
1529 Andchel Drive (ADDRESS)	79-A Stonebridge Blvd. ~~700 Colonial Rd., Ste. 105~~ (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Jackson, TN 38305 ~~Memphis, TN 38117~~ (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steve I. Anderson and Cynthia L. Anderson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew Kyle Douglass, a single person, hereinafter called the Grantees, 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 NO. 331 ON THE PLAN OF PHASE I, CAMDEN WOODS, AS OF RECORD IN PLAT BOOK 6900, PAGES 697 AND 698, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVE I. ANDERSON ET UX, CYNTHIA L. ANDERSON BY DEED FROM ROBIN W. BOSTICK AND TONY J. BOSTICK, HUSBAND AND WIFE, DATED 08/25/93 AND RECORDED 10/04/93 IN BOOK 9103, PAGE 488, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1529 Andchel Drive, Hermitage, TN 37076
(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 my/our hand(s) this 3rd day of June, 2011.

BILL GARRETT, Davidson County
Trans:T20110035101 DEEDWARR
Recvd: 06/13/11 10:54 2 pgs
Fees:13.00 Taxes:649.35

20110613-0045052

WARRANTY DEED
(Continued)

Steve I. Anderson

Cynthia L. Anderson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve I. Anderson and Cynthia L. Anderson, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

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