WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16937

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy H. Howard	New owner	15005013000
(NAME)	(NAME)	
437 Cedarcliff Road		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, James David Andrews and Dale Anthony Andrews and Gale Ann Andrews-Lashbrook, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy H. Howard and Rhondalyn Singh Tanwar and Rhondje Singh Tanwar, and Eeleyah Singh Tanwar and Dorette M. Howard, 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. 224 on the plan of Cherry Hills, Section 4, of record in Book 4460, Page 21, Register's Office for said County.
SAID Lot No. 224 fronts 76.50 feet on the westerly margin of Cedarcliff Road and extends back 139.46 feet on the northerly line and 136.83 feet on the southerly line to a broken line in the rear measuring 91.42 feet thereon.

Being the same property conveyed to Comelius O. Andrews and wife, Glenna D. Andrews, by deed of record in Book 5030, Page 356, Register's Office for Davidson County, Tennessee. Glenna D. Andrews and Cornelius O. Andrews divorced in 1992. The said Glenna D. Andrews having predeceased Cornelius O. Andrews. Glenna D. Andrews died intestate on 4/28/29 leaving as her sole heirs at law James David Andrews, Dale Anthony Andrews and Gale Ann AndrewsLashbrook reference heirship affidavit in Instrument No. 20120411 00 31002. Cornelius O. Andrews having since died testate on 1/1/2012 leaving as sole heirs at law James David Andrews, Dale Anthony Andrews, and Gale Ann AndrewsLashbrook reference heirship affidavit in Instrument No. 20120411 00 31003.

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

This instrument is executed on behalf of Dale Anthony Andrews by James David Andrews as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120411 00 31004, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 437 Cedarcliff Road, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20120026399 DEEDWARR
Recvd: 04/11/12 12:07 2 pgs
Fees:13.00 Taxes:277.50
20120411-0031005

Witness our hands this 5th day of April, 2012.

Gale Ann Andrews-Lashbrook

James David Andrews

Dale Anthony Andrews by James David Andrews, his attorney in fact

Dale Anthony Andrews
By James David Andrews
attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Andrews and Gale Ann Andrews-Lashbrook 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 purpose therein contained.

AND

On this the 5th day of April, 2012, before me personally appeared James David Andrews, the person who executed the foregoing instrument on behalf of Dale Anthony Andrews and who acknowledged that he executed the same as the free act and deed of the said Dale Anthony Andrews, through Power of Attorney granted he by the said Dale Anthony Andrews.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2012.

Commission expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public