WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071021 DEEDWARR
Recvd: 09/20/12 14:16 3 pgs
Fees:18.00 Taxes:307.10
20120920-0085650

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA Y. BOSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Joe Horn	Athens Federal Community Bank	10614000700
(NAME)	(NAME)	
1965 Gatlin Drive	P.O. Box 869	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Athens, TN 37371-0869	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James Anderson and Lisa Barrera and Diane Hutchinson and Linda Blaylock and Kay Lister**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Aaron Joe Horn and wife, Jenna Dale Horn**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 19, on the Plan of Raymond Heights, as shown by plat appearing of record in Plat Book 1424, Page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James D. Anderson and wife, Joyce I. Anderson by Warranty Deed from Bobby L. Phillips and wife, Peggy L. Phillips dated October 5, 1961 of record in Book 3284, Page 19, Register's Office for County, Tennessee. The said Joyce I. Anderson having predeceased James D. Anderson on October 17, 2002 and the said James D. Anderson having since died on June 16, 2010 devising subject property to Kay Lister, Diane Hutchinson, Linda Blaylock, James Anderson and Lisa Barrera as evidenced in Order Admitting Will to Establish Muniment of Title of record in Instrument No. 20111005-0077347, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
All matters on the Plan of record in Plat Book 1424, Page 141, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1965 Gatlin Drive, Nashville, TN 37210
(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/or 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/or 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 6th day of September, 2012.

James Anderson

Lisa Barrera By James Anderson Her Attorney In Fact
Lisa Barrera
by James Anderson, her attorney in fact

Diane Hutchinson By James Anderson Her Attorney In Fact
Diane Hutchinson
by James Anderson, her attorney in fact

Linda Blaylock by Sherri Anderson her attorney in fact
Linda Blaylock
by Sherri Anderson, her attorney in fact

Kay Lister by Sherri Anderson her attorney in fact
Kay Lister
by Sherri Anderson, her attorney in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of September, 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 6th day of September, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Lisa Barrera, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120920-0085049, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 6th Day of September, 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 6th day of September, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Diane Hutchinson, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120920-0085648, Register's Office of County, Tennessee.

Witness my hand and official seal this 6th Day of September, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 6th day of September, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sherri Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Linda Blaylock, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120920-0085646, Register's Office of County, Tennessee.

Witness my hand and official seal this 6th Day of September, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 6th day of September, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sherri Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Kay Lister, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120920-0085647, Register's Office of County, Tennessee.

Witness my hand and official seal this 6th Day of September, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122