Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheryl Anderson (NAME)	Wells Fargo Home Mtg (NAME)	**090160055.00**
536 American Road (ADDRESS)	PO Box 1629 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Minneapolis MN 55440 (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, **Jack Thompson Dye,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheryl Anderson,** 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. 78 on the Map of Charlotte Park Subdivision, Section I, as of record in Book 2663, Page 3, Register's office for said County.

Being the same property conveyed to Jack Thompson Dye and wife, Barbara Lawarence (Correct spelling is Lawrence) Dye by deed dated December 14, 1966 from Ernest Truman Work and wife, Shirley A. Work of record in Book 4086, Page 563, Register's Office for Davidson County, Tennessee. The said Barbara Lawarence Dye has since died on October 12, 2007 survived by her husband Jack Thompson Dye. Jack Thompson Dye a/k/a Jack Dye is also known as Jack T. Dye.

unimproved ☐

This is improved ☒ property, known as **536 American Road, Nashville, TN 37209**

(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:T20130022144 DEEDWARR
Recvd: 03/19/13 09:04 2 pgs
Fees:13.00 Taxes:499.50
20130319-0026948

Witness my hand this 15th day of March, 2013.

Jack Thompson Dye by
Kevin Dwayne Dye as Attorney-in-fact

Jack Thompson Dye
By: Kevin Dwayne Dye as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Kevin Dwayne Dye** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Jack Thompson Dyke** as Attorney-In-Fact, as his free act
and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2013.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public