Fill Box 8

WARRANTY DEED

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of May, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie L. Adams	Magna Bank	
(NAME)	(NAME)	
905 Buckskin	6525 QUAIL HOLLOW RD., #300	126-15A-189CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	MEMPHIS, TN 38120	
(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, **WILLIAM B. ANDERSON, AND WIFE RUBY J. ANDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIE L. JAMES AND HUSBAND, ADAM JAMES, 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:

Being Lot No. 169 on the Plan of Section Four, Boone Trace at Biltmore of record in Book 9700, pages 932 and 933, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said Lot.

Being the same property conveyed to William B. Anderson and wife Ruby J. Anderson by Warranty Deed from NVR, Inc., T/A Ryan Homes, A Virginia Corporation dated June 28, 2000 of record in Instrument No. 20000707-0067484, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 9700, pages 932-933, said Register's Office; and (c) restrictive covenants of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 93, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, said Register's Office; (d) easement of record in Book 8992, page 63 and Book 9665, page 420, said Register's Office..

unimproved ☐

This is improved ☒ property, known as 905 Buckskin, Nashville, TN 37221

(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:T20130042449 DEEDWARR
Recvd: 05/21/13 14:46 2 pgs
Fees:13.00 Taxes:851.00
20130521-0051339

Witness our hands this 20th day of May, 2013.

William B. Anderson
William B. Anderson

Ruby J. Anderson
Ruby J. Anderson

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 William B. Anderson, and wife Ruby J. Anderson , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of May, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public