WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/5/15

(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TaCillia L Grimes	Pinnacle Bank ISAOA/ATIMA	042070A11300 CO
(NAME) 1413 Sixpence Place	(NAME) P.O. Box 331678	
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130772

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **ROY DOUGLAS ANDERSON, MARRIED** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **TACILLIA L GRIMES, AN UNMARRIED PERSON**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 456, Heritage Square, Phase Four, plan of which is of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Goldie B Evans by Warranty Deed from Fox Ridge Company, LP, dated September 6, 1985 and filed of record in Book 6651, Page 347, Register's Office for Davidson County, Tennessee. The said Goldie B. Evans died testate May 23, 2012 and under the terms of her will, which will appears of record in the Probate Records of Davidson County, Tennessee, Docket No. 12P-1371, she devised subject premises to her son Roy Douglas Anderson.

Sheryl Anderson, spouse of Roy Douglas Anderson, did not join in this conveyance as she never resided at this property.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 6407, page 59, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1413 Sixpence Place, Madison, TN 37115

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 05/24/13 13:38 3 pgs
Fees:18.00 Taxes:347.80
20130524-0052958

Witness my hand this 24th day of May, 2013.

Roy Douglas Anderson

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 24th day of May, 2013.

Commission expires: 3-01-16

Notary Public

MARY ANNE HARDAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY