WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058274 DEEDWARR
Recvd: 07/09/13 11:28 2 pgs
Fees:13.00 Taxes:473.23
20130709-0070834

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

LONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Ananias K. Anderson	SWBC Mortgage Corporation	075100 152.00
(NAME)	(NAME)	
8410 Terry Lane	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	
(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, **Justin Farris and wife, Ashley N. Farris**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ananias K. Anderson and Betsy A. Anderson, husband and wife**, 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, State of Tennessee, being Lot No. 187 on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Justin Farris by Deed from Donna R. Farris, dated 01/22/2009 and filed for record on 02/09/2009 in Instrument 200902090011341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Justin Farris and wife, Ashley N. Farris by Deed from Justin Farris, dated 10/24/2012 and filed for record on 10/29/2012 in Instrument 201210290099112, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3300, Page 70, Plat Book 3300, Page 71, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 8410 Terry Lane, Hermitage, TN 37076
(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 28th day of June, 2013.

Justin Farris

Ashley N. Farris

State of Tennessee
County of Wilson

Personally appeared before me Justin Farris and Ashley N. Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2013.

Notary Public

My Commission Expires: 9.2.2015

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

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122