BILL GARRETT, Davidson County
Trans:T20130076299 DEEDWARR
Recvd: 09/04/13 10:32 2 pgs
Fees:13.00 Taxes:1084.84

20130904-0093013

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $293,200.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2013.

Notary Public

My commission expires: 11-28-16

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Terri F. Anderson** | Ark-La-Tex Financial Services, ~~New Owner~~ LLC dba Benchmark Home Loans | **Map/Parcel: 147-05-0-174.00** |
| **4918 Salem Drive** | 5160 Tennyson Parkway, Ste. 2000W | |
| **Nashville, TN 37211** | Plano, TX 75024 | |

FOR AND IN 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 ACKNOWLEDGE, I/WE,

**Amy Guest nka Amy Ray, married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Terri F. Anderson, a single woman**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 25 on the Plan of Caldwell Country Estates, Section One, of record in Book 2663, Pages 68 and 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Amy Guest, by Warranty Deed, from Lisa A. Kmecik and husband, Keith Kmecik, of record in Instrument No. 20101117-0092141, Dated November 15, 2010, Register's Office for Davidson County, Tennessee. Amy Guest has since married in May 2011 and is now known as Amy Ray.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2663, Page 68, Book 2663, Page 69, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2802, Page 369, and amended in Book 3032, Page 6, Register's Office for DAVIDSON County, Tennessee.
Transmission Line easement to TVA of record in Book 1133, Page 610, Book 1237, Page 371 Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4918 Salem Drive, Nashville, TN 37211.

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 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 except as 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.

Witness my/our hand(s) this 30th day of August, 2013.

Amy Ray

*Joshua Ray, spouse of Amy Ray, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Joshua Ray

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Amy Ray and husband, Joshua Ray, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2013.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-16

File #: **130565DH**
~~**RECORD & RETURN TO:**~~
~~**McCann, Hubbard & Solomon**~~
~~**1804 Williamson Court, Suite 201**~~
~~**Brentwood, TN 37027**~~

Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027