WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130088038 DEEDWARR
Recvd: 10/11/13 10:43 2 pgs
Fees: 13.00 Taxes: 591.63
20131011-0106737

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

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
Courtney V. Krampf	Regions Bank dba Regions Mortgage	085-11-O-020.00
(NAME)	(NAME)	
232 Danyacrest Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2302	Birmingham, AL 35244	
(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, **Max D. Anderson , Trustee and Flossie L. Anderson, Trustee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Courtney V. Krampf, an unmarried woman**, 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, Tennessee, being Lot No. 122 on the Plan of Stanford Country Club Estates, Section Three, as of record in Plat Book 2900, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 122 fronts 85.16 feet on the southerly side of Danyacrest Drive and runs back 148.95 feet on the easterly line and 150.9 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 102.95 feet.

Being the same property conveyed to Max D. Anderson and wife, Flossie L. Anderson, Trustees U/A/D Jan 27, 1998 of the Anderson Joint Revocable Living Trust Agreement and any successors in Trust by Deed from Max D. Anderson and wife, Flossie L. Anderson, dated 01/27/1998 and filed for record on 02/04/1998 in Book 10781, Page 634, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2900, Page 67, said Register's Office.

Restrictions of record in Book 3026, Page 310, said Register's Office.

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 232 Danyacrest Drive, Nashville, TN 37214-2302
(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 10th day of October, 2013.

Max D. Anderson Trustee
Max D. Anderson
Trustee of the Max D. Anderson and Flossie L. Anderson Joint Revocable Living Trust Agreement

Flossie L. Anderson, Trustee
Flossie L. Anderson
Trustee of the Max D. Anderson and Flossie L. Anderson Joint Revocable Living Trust Agreement

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Max D. Anderson and Flossie L. Anderson with whom I am personally acquainted and who proved himself/herself to be the Trustee of Max D. Anderson and Flossie L. Anderson Joint Revocable Trust Agreement, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 2013.

Notary Public
Commission expires: 5/13/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122