WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18735

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Bryant	NEW OWNER	10402026100
(NAME)	(NAME)	
5132 Raywood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140004722 DEEDWARR
Recvd: 01/22/14 10:51 3 pgs
Fees:18.00 Taxes:2220.00
20140122-0005853

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, **The Howard W. Anderson Family Trust as to 2/3 undivided interest and The Estate of Sarah A. Anderson as to 1/3 undivided interest**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wayne Bryant**, 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. 13 on the Plan of W. W. Crandall's Subdivision of Lot 39, Boyd Cockrill's Spring Tract, as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.
Said Lot No. 13 fronts 53 feet on the southerly side of Burch, formerly Lemire Avenue, and runs back between parallel lines with the easterly margin of 30th Avenue, North, formerly Amelia Avenue, 135 feet to an alley.

(As to the 2/3 undivided interest)
Being the same property conveyed to Howard W. Anderson, Mark H. Anderson, and George Anton, with each holding a one-third (1/3) undivided interest as tenants in common by Warranty Deed dated from Jean H. Ferrell, Frank Halliburton, Jr., Betty H. McCreary and Mattie Bell Parham of record in Book 6982, Page 284, Register's Office for Davidson County, Tennessee. Mark H. Anderson having since conveyed his one-third (1/3) undivided interest to Howard W. Anderson by Quit Claim Deed in Book 7734, Page 649, said Register's Office; the said Howard W. Anderson died testate on 09/24/200 with his two-third (2/3) undivided interest having been conveyed to Sarah A. Anderson and Mark H. Anderson, Co-Trustees of the Howard W. Anderson Family Trust, established under the Last Will and Testament of Howard W. Anderson of record in Will Book 239, Page 23 by Quit Claim Deed dated 07/10/2006 from Sarah A. Anderson and Mark H. Anderson, Co-Executors of the Estate of Howard W. Anderson of record in Instrument 200607110083214, Register's Office for Davidson County, Tennessee.

(As to the 1/3 undivided interest)
Being the same property conveyed to Sarah A. Anderson, unmarried by Quit Claim Deed dated 02/09/2007 from George Anton, married as to 1/3 undivided interest of record in Instrument 200702120017920, Register's Office for Davidson County, Tennessee. The said Sarah A. Anderson died testate on 06/06/2013 authorizing Executor of the Estate to convey property and divide proceeds for the benefit of the residuary benefituaries of the Estate as

evidenced by the Last Will and Testament of Sarah A. Anderson filed in Probate No. 13P1460, in the Probate Court Clerk's Office for Davidson County.

This conveyance is made subject to the following:

All matters as set forth per plat of record in Book 161, Page 102, said Register's Office.
County of Davidson taxes for the year 2014 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 2909 Burch Avenue, Nashville, TN 37203

(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 17th day of January, 2014.

THE ESTATE OF SARAH A. ANDERSON

BY: Van Michael Payne
Administrator

THE HOWARD W. ANDERSON FAMILY TRUST

BY: Van Michael Payne
Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Michael Payne, Administrator of The Estate of Sarah A. Anderson, with whom I am personally acquainted, and who being authorized to do so acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2014.

Notary Public
My Commission Expires: 8/11/17

DONALD R. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Michael Payne, Trustee of the Howard W. Anderson Family Trust, with whom I am personally acquainted, and who being authorized to do so acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2014.

Notary Public
My Commission Expires: 8/27/17

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Brentwood, TN 37027

