WARRANTY DEED

BILL GARRETT, Davidson County.
Trans:T20140007232 DEEDWARR
Recvd: 01/31/14 09:38 2 pgs
Fees:13.00 Taxes:296.00

20140131-0008716

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/27/20

(AFFIX SEAL)

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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
Terrell Broady	NEW OWNER	175-00-0 050.00
(NAME)	(NAME)	
3855 Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **Van Michael Payne, Successor Trustee of The Howard W. Anderson Marital Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Terrell Broady**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, being Lot No. 10, on the plan of Cimarron Subdivision, of the Isaac Whitworth Property on Murfreesboro Road, not of record, described according to a survey made August 27, 1947, by John M. Sullivan, County Surveyor, of Davidson County, Tennessee, as follows:

Beginning in the center of Murfreesboro Turnpike at a point 245 feet southwesterly, from southwest corner of F. H. Oden's Lot No. 6 on said survey; thence running N 35° 25' E 696 feet to the southeast line of Lot No. 18 on said map; thence with a line between Lot No.18, 17 and 16, S 3° 36' E 389 feet to an iron pin in Oden's southwest line, thence S 35° 25' W 393.7 feet to the center of Murfreesboro Turnpike; thence in a northwesterly direction and with the center of Murfreesboro Turnpike 245 feet to the point of beginning.

Being the same property conveyed to George Anton and Howard W. Anderson by Installment Deed dated from J. Willard Alley of record in Book 4061, Page 338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A & A Engineers, Inc. by Warranty Deed dated from George Anton and Howard W. Anderson of record in Book 5489, Page 343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah A. Anderson and Mark H. Anderson, Co-Trustees of the Howard W. Anderson Marital Trust by Quitclaim Deed dated 12/30/2004 from A & A Engineers, Incorporated, of record in Instrument 20050110-0003601, Register's Office for Davidson County, Tennessee. The said Sarah A. Anderson and Mark H. Anderson both now being deceased. Van Michael Payne having been appointed Successor Trustee

by Order Appointing Successor Trustee, filed October 2, 2013, Docket No. 13P-1461, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to the following:

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land.
Right-of-Way for Murfreesboro Pike, as much as therein may lie.
Grant of Transmission Line Easement of record in Instrument 20020204-0015342, 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 4032 Murfreesboro Pike, Antioch, TN 37013
(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 my hand this 30th day of January, 2014.

THE HOWARD W. ANDERSON MARITAL TRUST

By: Van Michael Payne
Successor 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, Successor Trustee of The Howard W. Anderson Marital Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2014.

Notary Public
My Commission Expires: 8/11/17

NOTARY PUBLIC STATE OF TENNESSEE MCCLARY COUNTY DONALD E. BARNETT, JR.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027