Book 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,821.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2014.

June E. Rowell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)



NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

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
Bryan and Myers, Inc., a Tennessee corporation	NEW OWNER	11807010400; 11807010500
(NAME)	(NAME)	
4012 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140024079 DEEDWARR
Recvd: 04/09/14 15:05 2 pgs
Fees:13.00 Taxes:1501.54
20140409-0029790

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 as Administrator of The Estate of Sarah A. Anderson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bryan and Myers, Inc., a Tennessee corporation**, 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 parts of Lot Nos. 7 and 8 of Block "A", on the plan of Berry Hill Gardens Sub-Division, of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said Lots join together and front 130 feet on the west side of West Iris Drive and run back between lines 123.6 feet on the north of Lot No. 8 and 159.4 feet on the south line of Lot No. 7 to a dead line in the rear which measures 218.6 feet.

Being the same property conveyed to Howard W. Anderson and wife, Sarah A. Anderson by Transfer dated 07/06/1988 from Douglas B. Dement and wife, Eleanor M. Dement of record in Book 7593, Page 317, Register's Office for Davidson County, Tennessee. The said Howard W. Anderson having predeceased his wife, Sarah A. Anderson, leaving her as sole surviving tenant by the entirety. The said Sarah A. Anderson died testate on 06/06/2013, and per her Will directed all real property to be included and made part of her probated 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 Book 1130, Page 36, 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 623 West Iris Drive, Nashville, TN 37204

(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 8th day of April, 2014.

THE ESTATE OF SARAH A. ANDERSON

By: Van Michael Payne
Its: Administrator

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 this 8th day of April, 2014.

Notary Public
My Commission Expires: 8/27/17

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

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