This Instrument Prepared By
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Nashville, TN 37215

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP Recvd: 06/02/14 10:52 4 pgs Fees:23.00 Taxes:1295.00 **20140602-0047091**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28THTH DAY OF MAY, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
ADDRESS NEW OWNER(S) AS FOLLOWS: Timothy Edward Anderson and Camille Jean Anderson 4107 Lone Oak Road Nashville, Tennessee 37215	SEND TAX BILLS TO: Same
MAP & PARCEL NUMBER: 11715005000	

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, I/WE **EUGENE PEERY TUCKER AND THOMAS EDWARD TUCKER** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY EDWARD ANDERSON AND WIFE, CAMILLE JEAN ANDERSON** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

This is improved property known as 4107 Lone Oak Road, Nashville, TN 37215

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 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 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 28th day of May, 2014.

Thomas Edward Tucker

Eugene Peery Tucker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named THOMAS EDWARD TUCKER the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained. Witness my hand at office this 28th day of May, 2014.

Commission expires:
3-3-2015

LINDA MILLER SHORBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

Notary Public

STATE OF KENTUCKY

COUNTY OF Jefferson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named E TUCKER the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained. Witness my hand at office this 28 day of May, 2014.

Commission expires: Notary Public, State at Large, KY
My Commission Expires Dec. 21, 2016

Linda K. Clemons
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 6, on the plan of the subdivision of Lot No. 2 of the Andrew Castleman lands, as of record in Minute Book "J", Page 293, County Court for said County, being Lot No. 4 on the plan of the resubdivision of part of said Lot No. 6, not of record, described according to a survey made by W. A. Blanchard, Civil Engineer, April 30, 1946, as follows:

Beginning on the Westerly margin of Lone Oak Road at a point 220 feet South of the Southerly margin of Richard Jones Road, being the corner of Lots Nos. 3 and 4 on said unrecorded plan; thence with the line between said two lots Westwardly 200.01 feet to the Easterly line of the Looney property; thence with said line Southwardly 70 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots Eastwardly 200.01 feet to the Westerly margin of Lone Oak Road; thence with said Road, Northwardly 71 feet to the beginning.

Being the same property conveyed to Nathan B. Tucker, Jr. and wife, Mary P. Tucker by Warranty Deed from Crain and Barker, a partnership composed of J.E. Crain and Neil H. Barker, recorded on the 12th day of November, 1946 in Deed Book 1425, Page 142, in the Register's Office of Davidson County, Tennessee.

The said Nathan B. Tucker, Jr. having since died December 03, 2008 with his wife, Mary P. Tucker preceding him in death with above referenced property being inherited by Eugene Peery Tucker and Thomas Edward Tucker by that certain Last Will and Testament of Nathan Burch Tucker, Jr. pursuant to Davidson County Probate Case 09P283 closed by the court on July 14, 2010.

Municipal Address of Property: 4107 Lone Oak Road, Nashville, TN 37215

Affidavit

I, Heather Dye, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Dye

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth Arnold, a notary public for this county and state, Heather Dye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: _____

Notary Seal:

