WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2014.

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: March 1, 2016
(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent Anderson	New owner	116-14
(NAME)	(NAME)	
208 Scotland Pl		035.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Thomas G. Andrews, III and wife, Cynthia M. Andrews, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brent Anderson and Julia Anderson, hereinafter called the Grantees, their heirs and 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 Nos. 55 and 56 on the map of Bellemeade Subdivision, of record in Plat Book 1130, Page 3, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas G. Andrews, III and wife, Cynthia M. Andrews by Warranty Deed from John Kevin Kidd and James M. Adcox, III, of record in Instrument No. 20070312-0030078, Register's Office for Davidson County, Tennessee, dated March 1, 2007 and recorded on March 12, 2007.

unimproved ☐

This is improved ☑ property, known as 208 Scotland, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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. 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.

BILL GARRETT, Davidson County
Trans:T20140053230 DEEDWARR
Recvd: 07/23/14 12:29 2 pgs
Fees:13.00 Taxes:1683.50
20140723-0065441

Witness our hands this 21st day of July, 2014.

Thomas G. Andrews

Cynthia M. Andrews

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas G. Andrews and Cynthia M. Andrews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY