WARRANTY DEED

14-07-013

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of July, 2014

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAMES ANDERSON & LAUREN ANDERSON	" NEW OWNER "	131-06-0B
(NAME) 602 Summerwind Circle	(NAME)	055.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LEAH S. MARCUS AND HUSBAND, DAVID D. MARCUS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES ANDERSON AND LAUREN ANDERSON, HUSBAND AND WIFE**, 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:

LAND in Davidson County, Tennessee being **Lot No. 51, on the Plan of Burton Hills Village of Summerwind, Tract 12, a Planned Unit Development**, as of record in Book 6250, Page 811, as amended in Book 6918, Page 885, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to LEAH S. MARCUS AND HUSBAND, DAVID D. MARCUS, by Deed from CHRISTOPHER J. TEETS AND CYNTHIA P. TEETS, HUSBAND AND WIFE, of record in Book 10999, Page 494, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Burton Hills Village of Summerwind of record in Book 6517, Page 522, as amended in Book 6691, Page 593, in Book 6778, Page 532, in Book 6778, Page 536, in Book 6911, page 120, in Book 7046, Page 520, in Book 7076, Page 691, in Book 7146, Page 188, in Book 9882, Page 733, in Book 11407, Page 927, and in Instrument No. 20031219-0181028, and of the Village of Summerwinds contained in instrument of record in Book 6778, Page 511, in Book 6778 Page 709, in Book 6917, Page 736, and in Book 11161, Page 719, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **602 Summerwind Circle, Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 07/30/14 08:58 2 pgs
Fees:13.00 Taxes:1813.00
20140730-0067699

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 29th day of July, 2014.

LEAH S. MARCUS

DAVID D. MARCUS

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 **LEAH S. MARCUS AND HUSBAND, DAVID D. MARCUS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2014.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON