Box 14
26239-4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $223,000.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 2014

Notary Public
My Commission expires: 11/6/17
(Affix Seal)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140056181 DEEDWARR
Recvd: 08/01/14 13:43 2 pgs
Fees:13.00 Taxes:825.10
20140801-0069113

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lisa Anne Anderson	New Owner	092-13-0-447.00
3137 Long Boulevard		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lesley C. French n/k/a Lesley F. Childs,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lisa Anne Anderson, unmarried and Michael Chase Waldrop, unmarried, as tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Re-Subdivision of Lots 40 and 41 West End Land Company, of record in Book 4595, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to *Lesley C. French, unmarried, by deed from Robin C. Clark, unmarried, on February 28, 2006, of record in Instrument Number 20070228-0024921, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Lesley C. French n/k/a Lesley F. Childs.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4595, page 13, Register's Office Davidson County, Tennessee.

This is improved property known as: **234 37th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 30, 2014.

Lesley F. Childs, by Christie Wilson, attorney in fact

Lesley F. Childs
By Christie Wilson, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christie Wilson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Lesley F. Childs, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Lesley F. Childs, the bargainor(s), by the said Christie Wilson, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of July, 2014.

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

