BILL GARRETT, Davidson County
Trans:T20140065709 DEEDWARR
Recvd: 09/04/14 09:33 2 pgs
Fees:13.00 Taxes:540.20
20140904-0080809

WARRANTY DEED

CHLOE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

2 N L
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2014

Chloe M
Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires 10/24/2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tammy C. Hinton	Tammy C. Hinton	Parcel ID:
316 Spence Cir	316 Spence Circle	09416001900
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Carol A. Anderson and husband, Robert Anderson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tammy C. Hinton , unmarried

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:

BEING Lot No. 22, on the Plan of Spence Circle, of record in Plat Book 1424, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carol A. Anderson, married, by deed from Myrtle S. Bratcher, of record in Instrument 20010604-0057680, said Register's Office, dated May 31, 2001.

This conveyance is subject to Restrictions of record in Book 1941, Page 283, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 62, said Register's Office; (3) Easement to Tennessee Power Co. of record in Book 437, Page 45, said Register's Office.

The signature of Carol A. Anderson and Robert Anderson is signed by their duly appointed Attorney-in-Fact, Judy Burnette, pursuant to the Power of Attorney of record in Instrument

20140904-0080808, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 316 Spence Cir, Nashville, TN 37210

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.

Witness my hand this 26th day of August, 2014.

Carol A. Anderson, by Judy Burnette, Attorney-in-Fact
Carol A. Anderson
By: Judy Burnette, as Attorney-in-Fact

Robert Anderson by Judy Burnette, Attorney-in-Fact
Robert Anderson
By: Judy Burnette, as Attorney-in-Fact

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, Judy Burnette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Carol A. Anderson and Robert Anderson as their Attorney in Fact as the free act and deed of the within named Carol A. Anderson and Robert Anderson.

Witness my hand and official seal at Nashville, Tennessee the 26th day of August, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

14-7047