BILL GARRETT, Davidson County
Trans:T20140069561 DEEDWARR
Recvd: 09/17/14 11:23 2 pgs
Fees:13.00 Taxes:518.00
20140917-0085274

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Franklin	New Owner	07216023100
(NAME)	(NAME)	
6044 Bradford Hills Dr.	Same	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

DANIELLE ANDERSON, ADMINISTRATOR OF THE ESTATE OF DAVID LEE ANDERSON, SR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEREMY FRANKLIN,

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. 7 on the Plan of Dugger Heights as of record in Book 1424, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 68 feet on the westerly margin of Corder Drive and extends back between parallel lines measuring 195 feet to a dead line in the rear measuring 68 feet thereon.

Being the same property conveyed to David L. Anderson by Quitclaim deed from Helen P. Anderson , recorded on July 24, 1984, of record in Book 6344, Page 635, Register's Office for Davidson County, Tennessee. The said David L. Anderson, aka David Lee Anderson, Sr., having since died on July 20, 2013. Danielle Anderson being appointed the Administrator of the Estate of David Lee Anderson, Sr. in Davidson County Circuit Court Docket No. 14-P-646. Danielle Anderson having been authorized by Court Order in the Probate Estate to sell the subject property on behalf of the Estate of David Lee Anderson, Sr.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1514 Corder Dr., Nashville, TN 37206

(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

Witness our hands this 15th day of September, 2014.

The Estate of David Lee Anderson, Sr.

By: Danielle Anderson, Admin

Danielle Anderson, Administrator

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Danielle Anderson with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Administrator of **ESTATE OF DAVID LEE ANDERSON, SR.**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **ESTATE OF DAVID LEE ANDERSON, SR.** by him/herself as Administrator.

Witness my hand and official seal at on this 15th day of September, 2014

Commission expires: November 13, 2017

TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public