BILL GARRETT, Davidson County
Trans:T20140075420 DEEDWARR
Recvd: 10/06/14 14:24 3 pgs
Fees:18.00 Taxes:617.90
20141006-0092483

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
AZARIAH ANDERSON UNITY ANDERSON 411 Alta Loma Road Goodlettsville, TN 37072	CMC Funding, Inc. 804 Green Valley Rd., St. 106 Greensbora, NC 27408	025-16-0-056.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA PAUL and husband, MARK PAUL,** have this day bargained and sold, and do hereby transfer and convey unto the said **AZARIAH ANDERSON AND UNITY ANDERSON, HUSBAND AND WIFE**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Goodlettsville Heights, Section IV, of record in Plat Book 2133, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLAUDE R. TOLBERT AND WIFE, MARIE CLARK TOLBERT, by deed from EARL AYERS AND WIFE, WILMA SMITH AYERS, of record in Book 2346, page 102, dated August 6, 1953, said Register's Office. The said Claude R. Tolbert having predeceased the said Marie Clark Tolbert, leaving Marie Clark Tolbert as the surviving tenant by the entirety. The said Marie Clark Tolbert and Doris Marie Tolbert are one and the same person. The said Doris Marie Tolbert having since died on or about September 5, 2010. The Last Will and Testament of Doris Marie Tolbert filed with the Davidson County Probate Clerk's Office as Docket No. 10P-1512, which devises the said property to BRENDA GALE PAUL, as further referenced by the Executors Deed to BRENDA PAUL of record as Instrument No. 20110506-0035133, dated May 4, 2011, said Register's Office. The said MARK PAUL joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $167,000.00.
Subscribed and sworn to before me,
this 29 of September, 2014.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 411 Alta Loma Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29 day of September, 2014.

BRENDA PAUL

MARK PAUL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **BRENDA PAUL,** the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MARK PAUL**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY