WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/14 14:15 3 pgs
Fees:18.00 Taxes:2127.50
20141205-0111792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irma B. Ecksel	Same As New Owner	Map 144
(NAME) 401 Bowling Avenue, Unit 91	(NAME)	Parcel 21.01
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **DWAINE L. ANDERSON AND LEILANI S. BOULWARE, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRMA B. ECKSEL AND IRENE B. ECKSEL, BOTH UNMARRIED, Tenants in Common With Right of Survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 15-A on the Plan of Forest Hills Community Subdivision, of record in Book 3600, page 81, as amended in Book 3830, page 581, Register's Office for Davidson County.

Said Lot No. 15-A fronts 200 feet on the southeasterly side of Timberwood Drive and extends back 440 feet on the southerly line and 432 feet on the northerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Dwaine L. Anderson and Leilani S. Boulware, husband and wife, by Warranty Deed from Timothy K. Heichel and Carolyn X. Heichel, husband and wife, filed for record on February 26, 2014 as Instrument No. 20140226-0016398, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 3600, page 81, amended in Book 3830, page 381 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2051 Timberwood Drive, Nashville, TN 37215**

(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 5th day of December, 2014.

Dwaine L. Anderson

Leilani S. Boulware

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Dwaine L. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2014.

Commission expires: May 8, 2018

MARGARET STOFFEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret Stoffel
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Leilani S. Boulware, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2014.

Commission expires: May 8, 2018

MARGARET STOFFEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret Stoffel
Notary Public

Certificate of Authenticity

I, Angela K. Robertson, 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.

Angela K Robertson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Angela K. Robertson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melody M Jenkins
Notary's Signature

My Commission Expires: _____

