Return To:
BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2014.

Notary Public

My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20140095894 DEEDWARR
Recvd: 12/23/14 10:29 2 pgs
Fees:13.00 Taxes:702.63
20141223-0117265

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEANETT CATHERINE SZYSZKA **ASHLEY LYNN TUCK**	Nations Lending Corporation	**P/O 11902017800**
87 B ORIEL AVE	4 Summit Park Dr., # 200	
NASHVILLE, TN 37210	Independence, OH 44131	

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 ACKNOWLEDGE, WE,

JAMES C. ANDERSON and JAMES L. DARKS

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

JEANETT CATHERINE SZYSZKA, AN UNMARRIED WOMAN and ASHLEY LYNN TUCK, AN UNMARRIED WOMAN

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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF THE "FIRST REVISION PLAT OF LOT 42 AND PART OF LOT 43, GLENROSE", AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20140211-0011875, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES C. ANDERSON AND JAMES L. DARKS, BY WARRANTY DEED FROM BARRY A. BREWER AND WILLIAM E. BREWER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, DATED 03/14/2014 AND RECORDED ON 03/21/2014 IN INSTRUMENT NUMBER 03/21/2014 IN INSTRUMENT NUMBER 20140321-0023341, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AS CORRECTED BY DEED OF CORRECTION DATED 8/29/14 AND RECORDED 9/15/14 IN INSTRUMENT NUMBER 20140915-0048108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY WAS NEVER THE PRINICPAL RESIDENCE OF EITHER GRANTOR NOR THEIR HEIRS, SPOUSES AND/OR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 87 B ORIEL AVE, 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 in 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/our hand(s) this 19th day of December, 2014.

James C. Anderson
JAMES C. ANDERSON

James L. Darks
JAMES L. DARKS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, JAMES C. ANDERSON and JAMES L. DARKS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2014.

Notary Public

My Commission Expires: 1/26/14

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY