BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,774.40 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF JANUARY, 2015. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TILGHMAN	**SAME**	**119-14-0-035.00**
(NAME) **P. O. BOX 40124**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150005389 DEEDWARR
Recvd: 01/22/15 11:03 3 pgs
Fees: 18.00 Taxes: 143.47
20150122-0006296

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, THOMAS R. HAYS, III AND WIFE, LINDA A. HAYS, CO-TENANTS AND JOE W. ANDERSON, WILLIAM H. ANDERSON, RONALD F. ANDERSON, MARY ANDERSON AND JERRIE LYNN ANDERSON, BEING THE REMAINING TENANTS IN COMMON AND SOLE HEIRS AT LAW OF MARY FRANCES ANDERSON, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 of Block "E" on the Plan of Woodbine Courts, Section No. 2, not of record, described according a survey made by Elanchard and Parrish, Engineers, as follows:

Beginning on the northerly margin of Tanksley Avenue at the corner of Lot Nos. 1 and 34; thence with the line. between said two lots, northwardly 155.5 feet to the common corner of Lots Nos. 1, 29, 30 and 34; thence with the line between Lots Nos. 30 and 34, westwardly 75 feet to the easterly line of Lot No. 32; thence with the easterly line of Lots Nos. 32 and 33, southwardly 155.5 feet to the northerly margin of said Avenue; thence with said Avenue eastwardly 75 feet to the beginning.

Being the same property conveyed to THOMAS R. HAYS III AND WIFE, LINDA A. HAYS AND HOMER ANDERSON AND WIFE, MARY FRANCES ANDERSON by deed from MARTIN B. DILLINGHAM AND WIFE, BARBARA J. DILLINGHAM of record in Book 5520, Page 624, dated October 25, 1979, said Register's Office. HOMER ANDERSON died on or about March 15, 1992, leaving MARY FRANCES ANDERSON as the surviving tenant by the entirety in fifty percent (50%) of said property. MARY FRANCES ANDERSON died intestate on or about February 27, 2009, leaving LINDA A. HAYS, A 1/10TH% UNDIVIDED INTEREST, JOE W. ANDERSON, A 1/10TH% UNDIVIDED INTEREST, WILLIAM H. ANDERSON, A 1/10TH% UNDIVIDED INTEREST, RONALD F. ANDERSON, A 1/10TH% UNDIVIDED INTEREST, MARY ANDERSON, A 1/20TH% UNDIVIDED INTEREST, AND JERRIE ANDERSON, A 1/20TH% UNDIVIDED INTEREST as her only heirs-at-law. Jerrie Lynn Anderson and Jerrie Anderson are one and the same person.

See Affidavit of Heirship as to the Heirs at Law of Mary Frances Anderson being recorded simultaneously herewith as Instrument No. 20150122-0006295, said Register's Office. See Limited Power of Attorney for William H. Anderson of record in Instrument No. 20141231-0119182, Limited Power of Attorney for Mary Anderson of record in Instrument No. 20150116-0004799, Limited Power of Attorney for Ronald F. Anderson of record in Instrument No. 20141219-0116534, Limited Power of Attorney for Joe Anderson of record in Instrument No. 20141219-0116535, Limited Power of Attorney for Jerrie Lynn Anderson of record in Instrument No. 20141201-0110106, said Register's Office.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4168, Page 709, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****GRANTEE HEREIN ASSUMES 2015 PROPERTY TAXES.****

unimproved ( )
This is improved(X) property, known as **266 TANKSLEY AVENUE, NASHVILLE, TN 37211**
(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 21st day of January, 2015.

Linda A. Hays

LINDA A. HAYS
William H. Anderson
By: Linda A. Hays attorney in fact
for William H. Anderson

Thomas R. Hays

THOMAS R. HAYS, III
Joe W. Anderson
By: Linda A. Hays attorney in fact
for Joe W. Anderson

WILLIAM H. ANDERSON
BY: LINDA A. HAYS, ATTORNEY IN FACT
FOR WILLIAM H. ANDERSON
Mary Anderson
By: Linda A. Hays attorney in fact
for Mary Anderson

JOE W. ANDERSON
BY: LINDA A. HAYS, ATTORNEY IN FACT
FOR JOE W. ANDERSON
Jerrie Lynn Anderson
By: Linda A. Hays attorney in fact
for Jerrie Lynn Anderson

MARY ANDERSON
BY: LINDA A. HAYS, ATTORNEY IN FACT
FOR MARY ANDERSON
Ronald F. Anderson
By: Linda A. Hays attorney in fact
for Ronald F. Anderson

JERRIE LYNN ANDERSON
BY: LINDA A. HAYS, ATTORNEY IN FACT
FOR JERRIE LYNN ANDERSON

RONALD F. ANDERSON
BY: LINDA A. HAYS, ATTORNEY IN FACT
FOR RONALD F. ANDERSON

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 **THOMAS R. HAYS, III AND LINDA A. HAYS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st of January, 2015.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public

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 **LINDA A. HAYS, ATTORNEY IN FACT FOR JOE W. ANDERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JOE W. ANDERSON** and who acknowledged that she executed the same as the free act and deed of **JOE W. ANDERSON**.

Witness my hand and official seal at office this 21st day of January, 2015.

My Commission expires: **November 5, 2018.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **LINDA A. HAYS, ATTORNEY IN FACT FOR WILLIAM H. ANDERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **WILLIAM H. ANDERSON** and who acknowledged that she executed the same as the free act and deed of **WILLIAM H. ANDERSON**.

Witness my hand and official seal at office this 21st day of January, 2015.

My Commission expires: **November 5, 2018.**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **LINDA A. HAYS, ATTORNEY IN FACT FOR RONALD F. ANDERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **RONALD F. ANDERSON** and who acknowledged that she executed the same as the free act and deed of **RONALD F. ANDERSON**.

Witness my hand and official seal at office this 21st day of January, 2015.

My Commission expires: **November 5, 2018.**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **LINDA A. HAYS, ATTORNEY IN FACT FOR MARY ANDERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **MARY ANDERSON** and who acknowledged that she executed the same as the free act and deed of **MARY ANDERSON**.

Witness my hand and official seal at office this 21st day of January, 2015.

My Commission expires: **November 5, 2018.**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **LINDA A. HAYS, ATTORNEY IN FACT FOR JERRIE LYNN ANDERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JERRIE LYNN ANDERSON** and who acknowledged that she executed the same as the free act and deed of **JERRIE LYNN ANDERSON**.

Witness my hand and official seal at office this 21st day of January, 2015.

My Commission expires: **November 5, 2018.**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public