(1)

BILL GARRETT, Davidson County
Trans:T20150015245 DEEDWARR
Recvd: 03/02/15 15:18 2 pgs
Fees:13.00 Taxes:444.00

20150302-0018056

WARRANTY DEED

Mail to
Vanderpool, P.C.
Suite G-104
Vanderpool, P.C.
Suite G-104
37067

STATE OF Tennessee
COUNTY OF Davidson

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-04-2016

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen Thompson	New owner	117-110-B-125.00CO
(NAME) 3600 Hillsboro Road, Apartment H14	(NAME) 3703 Westbrook Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37205	
(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, **Joseph W. Gibbs, Executor of the Estate of Mark Howard Anderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Thompson**, 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 Condominium Apartment unit located in Davidson County, Tennessee, being Unit No. 14, Building H, as shown on the plan for Revised The Village East, as shown on plat of record in Plan Book 5200, Page 235, Register's Office, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark H. Anderson, unmarried, by Warranty Deed dated 07/19/2002 from Christine K. Colburn, unmarried, of record in Instrument 200207220087881, Register's Office for Davidson County, Tennessee. Mark H. Anderson died testate on August 2, 2012, with Will of record in Probate file 12P1259 in the Probate Court Clerk's Office for Davidson County, Tennessee, said Will directing that the subject property be administered as part of his probate estate and expressly authorizing his Executor to sell and convey same.

The warranties contained herein are limited to the assets of the Estate of Mark Howard Anderson and shall impose no liability on Joseph W. Gibbs, as Executor of said Estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3600 Hillsboro Road, Apartment H14, 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 27 day of February, 2015.

ESTATE OF MARK HOWARD ANDERSON

Joseph W. Gibbs, Executor

Joseph W. Gibbs
Executor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Joseph W. Gibbs, Executor of the Estate of Mark Howard Anderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Vice President of Regions Bank and Executor of the Estate of Mark Howard Anderson for the purposes therein contained.

WITNESS my hand and seal this 27 day of February, 2015.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires: MAY 6, 2015

Notary Public
My Commission Expires: _____