WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019235 DEEDWARR
Recvd: 03/17/15 10:22 2 pgs
Fees:13.00 Taxes:1036.00
20150317-0022704

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rebecca E. Nelson	HANCOCK MORTGAGE PARTNERS	Parcel ID:
311 McKennell Drive	ONE SUGAR CREEK CENTER BLVD #1000	08304024700
Nashville, TN 37206	SUGAR LAND, TX 77478	

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 acknowledged, we

Jeff Anderson and wife, Amber Anderson f/k/a Amber Few

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rebecca E. Nelson

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. 8 on the Plan of Delaney Subdivision, Section I, a Resubdivision of part of Lot 113 Brownsville Subdivision as of record in Book 3500, Page 129, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeff Anderson, unmarried, and Amber Few, unmarried, joint tenants with rights of survivorship, by deed from Teresa Hudgens, unmarried, of record in Instrument 20060119-0007072, dated January 17, 2006, Register's Office for said County. The said Amber Few is now known as Amber Anderson.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3500, Page 129, said Register's Office.

Amber Few and Amber Anderson being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 311 McKennell Drive, Nashville, TN 37206

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 13th day of March, 2015.

Jeff Anderson

Amber Anderson

Amber 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 Jeff Anderson and Amber Anderson, 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 and official seal at Nashville, Tennessee, this 13th day of March, 2015.

My Commission Expires: 7.2.18

Notary Public

