BILL GARRETT, Davidson County
Trans:T20150023995 DEEDWARR
Recvd: 04/01/15 13:59 3 pgs
Fees:18.00 Taxes:333.00
20150401-0028303

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2015.

Notary Public

My Commission Expires: 6.21.16

Address, New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Willie B. Anthony and Susie C. Anthony 3112 Larkspur Drive Nashville, TN 37207	New Owner	06003005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OLLIE J. ANTHONY**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIE B. ANTHONY AND WIFE, SUSIE C. ANTHONY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Oak Park, Section 1, of record Plat Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ollie J. Anthony and wife, Annie Anthony, by deed from B.B. Doubleday, Jr., of record in Instrument No. 20121115-0105183, dated November 14, 2012, said Register's Office. Said Annie Anthony having since died June 6, 2014.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record Plat Book 3600, Page 84, amended in Book 3864, page 82, said Register's Office.

3. Easement of record in Book 5032, page 539, said Register's Office.

This is improved property known as: **3112 Larkspur Drive, Nashville, TN 37207.**

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS my hand this 1st day of April, 2015.

Ollie J. Anthony

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ollie J. Anthony, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 2015

(Seal)

Catherine H. Gwyn

Notary Public

My Commission Expires: 6.21.16

