This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $550,000.00.

Craig E. Newby
Affiant

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

Notary Public
My commission expires:
1/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Craig E Newby	Wells Fargo Bank N.A.	160110A01200CO
41 Abingdon Ct	2701 Wells Fargo Way/MAC:X9902-02L	
Brentwood, TN 37027	Minneapolis,MN 55467	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CURTIS S. ANDERSON AND WIFE, CATHRYN L. ANDERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CRAIG E NEWBY AND CAROLYN S NEWBY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the plat of Hemmingway, Phase I, of record in Plat Book 6900, pages 6, 7, and 8, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Curtis S. Anderson and wife, Cathryn L. Anderson by Warranty deed from Jim O. Stafford and wife, Martha J. Stafford of record in Book 9081, page 806, Register's Office for Williamson County, Tennessee, dated August 25, 1993 and recorded on September 16, 1993.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 41 Abingdon Ct, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of April, 2015.

Curtis S. Anderson
Curtis S. Anderson

Cathryn L. Anderson
Cathryn L. Anderson

BILL GARRETT, Davidson County
Trans:T20150025605 DEEDWARR
Recvd: 04/07/15 11:20 2 pgs
Fees:13.00 Taxes:2035.00
20150407-0030374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis S. Anderson and Cathryn L. Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2015.

My commission expires:

11/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY