

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018.

(AFFIX SEAL)

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
SAMUEL RICHARD FARKAS	**SWBC MORTGAGE CORPORATION**	**082-04-0-197.00**
(NAME) **872 SHARPE AVENUE**	(NAME) **9311 SAN PEDRO #100**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ANCHOR DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL RICHARD FARKAS, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee being Lot No. 86 as shown on the map entitled Thornby Place, of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 86 fronts 50 feet on the southerly side of West Sharpe Avenue, formerly Osage Street and runs back between parallel lines 147 feet more or less to an alley.

Being the same property conveyed to Anchor Development LLC, a Tennessee limited liability company, from William Stover, Administrator of the Estate of Stephanie Joi Stewart, Circuit Court of Davidson County, Tennessee, Probate Division Docket Number 13-P-1840, pursuant to Letters of Administration, issued on June 12, 2014, and pursuant to Order Approving Sale of Property dated May 23, 2014, and Brenda Dismuke, Paula Stewart, Lynn Stewart, Kimberly Stewart, and Thomas Edward Stewart, Jr., by deed dated August 28, 2014, of record in Instrument No. 20140829-0079121, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, Page 3, said Register's Office, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **872 SHARPE AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150037017 DEEDWARR
Recvd: 05/13/15 10:39 2 pgs
Fees:13.00 Taxes:1139.60
20150513-0043838

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 11th day of **May, 2015.**

ANCHOR DEVELOPMENT LLC

Brandi Hill

BY: BRANDI HILL, MEMBER

BY: RONNIE HILL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Brandi Hill and Ronnie Hill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the members of Anchor Development LLC, the within-named bargainor, a Tennessee Limited Liability Company and that they as such members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Anchor Development LLC, by themselves as such members.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2015.

My Commission expires: November 5, 2018

Notary Public

