WARRANTY DEED

KP15-1607

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

Subscribed and sworn to before me this 8th DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Keith Anderson	New Owner	
1607 Lethia Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		073-13-0-197.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LYNDSEY GODWIN, UNMARRIED AND KHETTE COX UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER *ANDERSON, **hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *Keith **married man

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Mailan Heights of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lyndsey Godwin, unmarried and Khette Cox, unmarried, joint tenants with rights of survivorship by Warranty deed from Sandra Chamberlain, unmarried of record in Instrument No. 20110420-0030293 Register's Office for Davidson County, Tennessee, dated April 18, 2011 and recorded on April 20, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 1835, Page 90, Book 2019, Page 63; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1607 Lethia Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 8th day of July, 2015.

Lyndsey Godwin

Khette Cox

BILL GARRETT, Davidson County
Trans: T20150055882 DEEDWARR
Recvd: 07/10/15 09:31 2 pgs
Fees: 13.00 Taxes: 862.10
20150710-0067106

STATE OF Tennessee
COUNTY OF Davidson

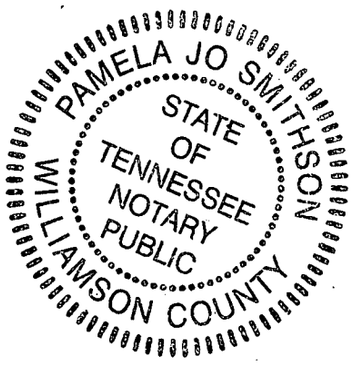
On this the 8th day of July, 2015, before me personally appeared Lyndsey Godwin, unmarried and Khette Cox unmarried, joint tenants with rights of survivorsh to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2015.

Notary Public

My Commission Expires: 3/20/18

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959