Davidson County	DEEDWARR
Recvd: 07/30/15 12:21	3 pgs
Fees:18.00 Taxes:637.75	
20150730-0075228	

WARRANTY DEED **TT2015 389**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $172,365.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF JULY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-25-18

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111
FRN - 152952

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
William Steerling Thompson **814 31st Avenue South** **Nashville, TN 37209**	~~Same~~ Regions Bank 2050 Parkway office circle Birmingham AL. 35244	**09206029600**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Glen Anderson, a married man, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto William Steerling Thompson, an unmarried man *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the east line of 31st Ave. North 210 feet southerly from an iron pin at the S.E. corner of 31st Ave. North and Zolliecoffer Street said point being the S.W. corner of a lot sold by grantor herein to Wilburn R. Holbert and wife, July 24, 1965, thence, easterly along the southerly line of said Holbert Lot 224 but more or less to a deed line same being the westerly line of a lot sold by Richard D. West to John Henry Buchanan October 16, 1944; thence southerly along said Buchanan Line 50 feet to a point on said line; thence in a westerly direction 224 feet more or less to a point or easterly line of 31st Ave. North fifty feet south of beginning corner; thence northerly along the easterly margin of 31st Ave. North 50 feet to the beginning.

Included in the above description but specifically excluded therefrom is the following tract;

Being a part of tract of 5 acres and 29 poles of land shown on the plan of the Matthew Borrow Lands, as of record in Plan Book 1, Page 118, Chancery Court of Nashville, Tennessee, described according to a survey made by a Z. J. Wilkinson, Surveyor, as of record in Book 1130, Page 46, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly line of that tract of land conveyed to Julie Otey, by Phil Cohen, et ux by deed dated April 23, 1952, and recorded in Register's Office for Davidson County, Tennessee, in Book 2044, Page 139, said point being the northeast corner of that tract of land conveyed to John L. Driver by his wife, Nannie Duncan Driver, by deed dated December 22, 1956, of record in Register's Office for Davidson County, Tennessee, in Book 2604, Page 631, and the southeast corner of that tract of land conveyed to Henry E. Pillow, Jr. et ux by Henry H. Fineburg by deed dated July 30,

1945, of record in Register's Office for Davidson County, Tennessee, in Book 1324, page 342; thence with the northerly line of the line of the referred to Driver Tract and the southerly line of the referred Pillow Tract S 81 degrees 52 minutes 44 seconds, W 21.81 feet to a point; thence N 23 degrees 09 minutes 33 seconds East 58.46 feet to a point in the westerly line of the aforesaid Julia Otey Tract also being the northeast corner of the aforesaid Pillow Tract; thence with the westerly line of said Otey Tract and the easterly line of the said Pillow Tract S 1 degree 35 minutes 18 seconds W 50.69 feet to the point of beginning.

Being the same property conveyed to Glenn Anderson, married by warranty deed from Kudzu Real Estate, Inc., dated February 27, 2015, recorded March 2, 2015 of record in Instrument # 20150302-0017642, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **814 31st Avenue South, Nashville, TN 37209**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of July, 2015.

GRANTOR:

Glen Anderson

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Glen Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 28th day of July, 2015.

JULIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public

Commission Expires: 5-24-19

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith