BILL GARRETT, Davidson County
Trans:T20150087520 DEEDWARR
Recvd: 10/14/15 10:58 2 pgs
Fees:13.00 Taxes:1102.60
20151014-0104480

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 11/3/17

(AFFIX SEAL)

WILLIAMSON COUNTY TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE

1SNT00471

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Jo Leader	Amy Jo Leader	186-04-0A-082.00-C0
(NAME)	(NAME)	
8805 Ivymount Lane	8805 Ivymount Lane	
(ADDRESS)	(ADDRESS)	
Davidson, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael K Anders and Sheryl J Anders, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amy Jo Leader,** hereinafter called the GRANTEES, their 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. 126 on the Final Plat of Burkitt Place, Phase 1B, Section 1 as of record in Instrument Number 20061109-0139669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael K Anders and Sheryl J Anders, husband and wife by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company, recorded on September 26, 2011, of record in Instrument No. 20110926-0074167, and corrected in Instrument No. 20120130-0007983, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 8805 Ivymount Lane, Nolensville, TN 37135
(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 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 my/our hands this 5th day of October, 2015.

Michael K Anders

Sheryl J Anders

State of Tennessee
County of Williamson

Personally appeared before me Michael K Anders and Sheryl J Anders, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of October, 2015.

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10717

WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
J. TRENT LEHMAN