Return To: 15-0388
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$125,000.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 30, 2015.** Notary Public MY COMMISSION EXPIRES: 3716 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150089134 DEEDWARR
Recvd: 10/20/15 10:50 2 pgs
Fees:13.00 Taxes:462.50
20151020-0106458

WARRANTY DEED

This Instrument Prepared By and Return To:

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirsten Evie Coates	**Churchill Mortgage Corporation**	**11915016100**
(NAME) **3131 Glencliff RRoad**	(NAME) **761 Old Hickory Blvd., Suite 400**	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John M. Anderson and wife, Jennifer Leigh Anderson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirsten Evie Coates, an unmarried individual,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Map of Neese Heights, of record in Book 1424, page 114, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Anderson, an unmarried man, by Warranty Deed from William H. Dunn and Terrie E. Dunn Finch, recorded on July 6, 2009 at Instrument Number 20090706-0062582, said Register's Office. The said John M. Anderson having since married.

Jennifer Leigh Anderson, spouse of John M. Anderson, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property as listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3131 Glencliff Road, Nashville, TN 37211**
(House Number) (Street) (City, State) (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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **September, 2015.**

John M. Anderson

Jennifer Leigh Anderson by John M. Anderson as attorney in fact.

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John M. Anderson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **September, 2015.**

NOTARY PUBLIC

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 4-30-19

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **John M. Anderson**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Jennifer Leigh Anderson**, and who acknowledged that he/she executed the same as the free act and deed of the said **Jennifer Leigh Anderson**, by virtue of a Power of Attorney, duly executed and appearing of record in the said Register's Office..

Witness my hand and official seal on **9/30/2015.**

NOTARY

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 4-30-19