This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 6616A

ADDRESS NEW OWNER:
Adam T. Anderson, Sr.
6515 Marauder Drive
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 11/18/15 10:19 3 pgs
Fees:18.00 Taxes:895.40
20151118-0116910

MAP **10203010100**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clyde McClain Himes** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Adam T. Anderson, Sr.**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1227 on the Plan of Charlotte Park, Sec. 18, as of record in Book 3600, pages 51 and 52, Register's Office for said County.

Said lot fronts 72.54 feet on the westerly side of Marauder Drive and extends back 156.6 feet on the southerly line and 178.96 feet on the northerly line, which is a broken line, to a dead line in the rear measuring 48.99 feet.

Being the same property conveyed to Clyde McClain Himes and wife, Bobbie Aline Himes by deed from Ronald Eugene Turner and wife, Anna Bea Turner dated February 22, 1974, of record in Deed Book 4791, Page 890, Register's Office for Davidson County, Tennessee. Bobbie Aline Himes died November 14, 2011, leaving Clyde McClain Himes the sole surviving tenant by the entirety.

This is improved property known as 6515 Marauder Dr., Nashville, Tennessee 37209. Possession is to be given on date of deed.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16 day of November, 2015.

Clyde McClain Himes

Clyde McClain Himes

STATE OF FLORIDA)
COUNTY OF Volusia)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Clyde McClain Himes** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of November, 2015.

Delia Ann Shantay Callender

NOTARY PUBLIC

DELIA ANN SHANTAY CALLENDER
Notary Public, State of Florida
Commission# FF 131627
My comm. expires June 10, 2018

My Commission Expires:

* * * * * *

STATE OF FLORIDA)
COUNTY OF Volusia)

The actual value or consideration, whichever is greater, for this transfer is $242,000.00.

Clyde McClain Himes

AFFIANT

Subscribed and sworn to before me on this 16 day of November, 2015.

Delia Ann Shantay Callender

NOTARY PUBLIC

My Commission Expires:

DELIA ANN SHANTAY CALLENDER
Notary Public, State of Florida
Commission# FF 131627
My comm. expires June 10, 2018

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3-17-16