WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103511 DEEDWARR
Recvd: 12/08/15 09:43 2 pgs
Fees:13.00 Taxes:443.63

20151208-0123370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shannon Tice	new owner	164 06 0B 027.00
(NAME)	(NAME)	
553 Bradburn Village Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($119,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Toni Whitfield-Anderson, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shannon Tice, unmarried woman**, 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 Unit No. 27 on the Plan of the Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the amended and restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles R. Cunningham and Jessica L. Cunningham, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated August 29, 2008 and recorded September 4, 2008 as Instrument No. 20080904-0090487, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Toni Whitfield, a single woman by Warranty Deed from Charles R. Cunningham and Jessica L. Cunningham dated July 24, 2014 and recorded July 31, 2014 as Instrument No. 20140731-0068433, in said Register's Office for Davidson County, Tennessee.

The said Toni Whitfield, having since married, now known as Toni Whitfield-Anderson.

Alaganza Grant Anderson, with the consent of granting spouse of Toni Whitfield-Anderson, joins in the execution of this instrument, to convey any marital interest he may have in said property, if any.

File Number: MTJ-154566

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 553 Bradburn Village Circle, Antioch, TN 37013

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, has 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 our hands this 4th day of December, 2015.

Toni Whitfield-Anderson

Alaganza Grant Anderson

STATE OF TENNESSEE

COUNTY OF WILSON

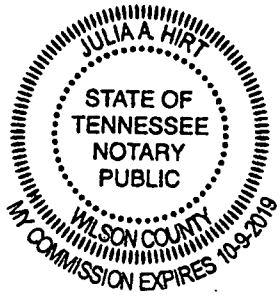
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Toni Whitfield-Anderson, and Alaganza Grant Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2015.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)



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