File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160000372 DEEDWARR
Recvd: 01/04/16 13:39 2 pgs
Fees:13.00 Taxes:2516.00
20160104-0000395

W & I Ref: (DM) Title No.: 58040
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James A. Nation, Jr. Stephanie S. Nation 504 Neilwood Drive Nashville, TN 37205	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227

TAX MAP PARCEL NUMBERS: 11514002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$680,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven E. Anderson and Mindy L. Anderson, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Nation, Jr. and Stephanie S. Nation, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 716 on the Plan of West Meade Farms, Inc. Section VII of record in Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Steven E. Anderson and wife, Mindy L. Anderson, by Warranty Deed from E. Anthony Heard and wife, Margaret W. Heard, dated September 9, 2002 and recorded on September 11, 2002, of record in Inst. No. 20020911-0110800, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 13, said Register's Office, which Plan shows a 100, foot minimum building setback line from Neilwood Drive, and an easement for public utility purposes along the easterly and rear line(s) of said lot.

This is improved property, known as 504 Neilwood Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 2015.

Steven E. Anderson **Mindy L. Anderson**

State of Tennessee

County of Davidson

On this 28th day of December, 2015, before me the undersigned authority, personally appeared Steven E. Anderson and Mindy L. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $680,000.00.

Affiant

Sworn and subscribed before me this 28th day of December, 2015.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019