WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: Oct. 20, 2018
(AFFIX SEAL)

ABBY GOMEZ
NOTARY PUBLIC
ID No. 110523
My Comm. Expires
Oct 20, 2018
RANKIN COUNTY
STATE OF MISSISSIPPI

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Nicole Furstenburg, single woman	Jill Nicole Furstenburg (NAME)	11906002800
85 Peachtree Street (ADDRESS)	97 Oriel Ave (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mark D. Anderson and wife, Faith Anderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jill Nicole Furstenburg, single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 85 ON THE MAP OF STERLING HEIGHTS SECTION THREE, AS OF RECORD IN BOOK 1424, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO MARK D. ANDERSON AND WIFE, FAITH ANDERSON, BY DEED FROM THOMAS R. CASE AND WIFE, AUDREY J. CASE, OF RECORD BY INSTRUMENT NO. 20070625-0075416, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 85 Peachtree Street, Nashville, TN 37210
(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 hand(s) this 8th day of January, 2016.

BILL GARRETT, Davidson County
Trans:T20160002769 DEEDWARR
Recvd: 01/12/16 09:39 2 pgs
Fees:13.00 Taxes:699.30
20160112-0003042

WARRANTY DEED
(Continued)

Mark D. Anderson

Faith Anderson

STATE OF Rankin, Mississippi

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark D. Anderson and wife, Faith Anderson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of January, 2016.

Notary Public

My Commission Expires:
Oct. 20, 2018

(SEAL)

ABBY GOMEZ
NOTARY PUBLIC
ID No. 110523
My Comm. Expires
Oct 20, 2018
RANKIN COUNTY
STATE OF MISSISSIPPI

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072