WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/16 13:49 2 pgs
Fees:13.00 Taxes:148.00
20160330-0030061



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $40,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of March, 2016

Julie Coone
Notary Public
My Commission expires: 3-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 2906 Clare Avenue Trust	SAME	092-06-0-144.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anita Kaye Sanders**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 2906 Clare Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 6 and 7 of Block 14 on the plan of Fisk University Place, of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 6 and 7 front together 50 feet on the northerly side of Clare Street and run back 123 feet, more or less, on the westerly line and 125.5 feet, more or less, on the easterly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Minnie Cannon, unmarried and Kathrine Dotson, unmarried, by deed from George I. Moorman and wife, Lillian C. Moorman, on November 15, 1974, of record in Book 4869, page 154, Register's Office for Davidson County, Tennessee. and further conveyed to Minnie Cannon by Quitclaim Deed from Katherine Dotson of record in Instrument Number 20080331-0031971, said Register's Office. The said Minnie Cannon having died, leaving as her sole heir-at-law, Anita Kaye Sanders, as evidenced by Affidavit of Heirship of record in Instrument Number 20120104-00006878 and Instrument Number 20120104-000679, Register's Office for Davidson County, Tennessee.

Kathrine Dotson and Katherine Dotson being one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, pages 4 and 5, Register's Office Davidson County, Tennessee.

This is improved property known as: **2906 Clare Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 22, 2016.

Anita Kaye Sanders
Anita Kaye Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anita Kaye Sanders** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 22, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.