WARRANTY DEED

File #16083



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Meredith Mally
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyle Harvey	Farmington Mortgage, Division of Capstar Bank	-096-11-093.00
(NAME)	(NAME)	
3112 Lakeland Drive	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anchor Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lyle Harvey and Sam Harvey, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 805 on the Plan of Clover Hill, Section No. X of record in Plat Book 2331, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anchor Development, LLC by Special Warranty deed from Bank of New York Mellon FKA The Bank of New York, as Trustee on behalf of the Holders of the Alternative Loan Trust 2005-80CB, Mortgage Pass-Through Certificates, Series 2005-80CB of record in Instrument No. 20150506-0041419 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on May 06, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 3112 Lakeland Drive, Nashville, TN 37214-3313

(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.

BILL GARRETT, Davidson County
Trans:T20160029765 DEEDWARR
Recvd: 04/12/16 15:26 2 pgs
Fees:13.00 Taxes:721.50
20160412-0035119

Witness my hand this 7th day of April, 2016.

Anchor Development, LLC

BY: _____

Ronnie Hill, Member

BY: Brandi Hill

Brandi Hill, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronnie Hill and Brandi Hill, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Anchor Development,, L.L.C., the within named bargainor, a Tennessee limited liability company, and that they as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 7th day of April, 2016.

My Commission Expires: 8-23-16

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027