WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160038724 DEEDWARR
Recvd: 05/10/16 09:36 2 pgs
Fees: 13.00 Taxes: 314.50
20160510-0046157

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric L. Anderson and wife, Jennifer L. Anderson	Eric L. Anderson	00900018800
(NAME)	(NAME)	
1429 Highway 49 E	1429 Highway 49 E	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Ashland City, TN 37015	
(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, James Dennis Sterry, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC L. ANDERSON AND WIFE, JENNIFER L. ANDERSON, 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:

A certain tract or parcel of land located in Davidson County. Tennessee, being described as follows to wit:

Land in Joelton, Davidson County, Tennessee, being part of the property described in Deed Book 4521, Page 156, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the southerly right of way of Jackman Road, said point also being in the easterly line of the Jackman property described in Deed Book 365, Page 258, Register's Office for Davidson County, Tennessee; thence along said southerly right of way N 76 deg. 21' E, 84.58 feet to a point; thence leaving said southerly right of way S 85 deg 38' E, 131.61 feet to an iron pin in the westerly line of the Ledford property described in Deed Book 4977, Page 826, Register's Office for Davidson County, Tennessee; thence along said westerly line, S 4 deg 06' W 211.42 feet to a point; thence along a new line N 85 deg. 24' W, 210.55 feet to a point in the aforesaid easterly line of the Jackman Property ; thence along said easterly line of Jackman Property, N 3 deg. 36' E, 184.42 feet to the point of beginning containing 1.00 acres, more or less. SUBJECT TO AND INCLUDING ALL RIGHTS AND OBLIGATIONS OF JAMES DENNIS STERRY IN AND TO THAT CERTAIN JOINT DRIVEWAY AGREEMENT DATED JULY 28, 1987 AND RECORDED IN BOOK 7315, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to James Dennis Sterry from Charles Calvin Sterry and wife, Jo Ann Sterry by Warranty Deed dated July 28. 1987 of record in Book 7315, Page 366, Register's Office for Davidson County Tennessee.

IN ADDITION TO THE TERMS AND OBLIGATIONS OF ABOVE DESCRIBED JOINT DRIVEWAY AGREEMENT THIS CONVEYANCE IS ALSO SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; SUBJECT TO THE RIGHT-OF-WAY OF JACKMAN ROAD AND SUBJECT TO MATTERS SET FORTH ON A MORTGAGE LOAN INSPECTION DATED JULY 12, 1987 BY JOHN KOHL & CO., P.C.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE HEREIN NAMED GRANTOR.

unimproved ☐

This is improved ☑ property, known as 8161 Jackman Road, Joelton, TN 37080
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 hand this 9th day of May, 2016.

James Dennis Sterry

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of May, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Dennis Sterry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County