BILL GARRETT, Davidson County
Trans:T20160042091 DEEDWARR
Recvd: 05/19/16 10:25 2 pgs
Fees:13.00 Taxes:1110.00
20160519-0050123

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0317HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00.

Affiant

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

Notary Public
Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jordan Michael Anderson 900 Riverside Drive Nashville, TN 37206	same	

WARRANTY DEED

FOR AND IN 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/WE,

Vicki V. Nobles

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Michael Anderson and Jessica Anderson, husband and wife

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:

LAND in Davidson County, Tennessee, being the southerly portion of the Tract designated "Duncan" on the Plan of Part One, Hanley Subdivision, of record in Book 1424, Page 33, Register's Office for Davidson County, Tennessee.

SAID property, which is a corner lot, fronts 75 feet on the westerly margin of Riverside Drive and fronts 154 feet on the northerly margin of Eastland Avenue, and extends back 159.6 feet on the northerly line and 75 feet on the westerly line, along the easterly margin of L & N Railroad right of way to a point of intersection.

BEING the same property conveyed to Danny G. Nobles and wife, Vicki V. Nobles by Warranty Deed from Max N. Ruhl, married (joined by Barbara S. Ruhl), dated 1/31/92 and recorded 2/4/92 in Book 8542, Page 313; and re-recorded on 3/17/92 in Book 8575, Page 992 (to correct notary acknowledgement), in the Register's Office for Davidson County, Tennessee. The said Danny G. Nobles died on 9-27-10 leaving Vicki V. Nobles as the surviving tenant..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.; (4) Deed Restrictions of record in Book 967, Page 119, said Register's office; (5) Easement to U.S. Sprint Communications Company in Instrument No. 20140114-0003779, said Register's office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 900 Riverside Drive, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of May, 2016.

Vicki V. Nobles

Vicki V. Nobles

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vicki V. Nobles** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2016.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

