16-1-298

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 30th day of June, 2016 by and between E. Carolyn Lavender-Smith,** Thomas J. Anderson and Floyd C. Anderson, hereinafter referred to as GRANTOR, and Premier Single Family Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 86 on the Plan of Southlake Subdivision, Section One, as of record in Book 2083, page 58, Register's Office for said County.

Said Lot No. 86 fronts 67 feet on the west side of Holbrook Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mildred B. Anderson by Warranty Deed from William R. Fuson and wife, Joyce Lane Fuson, dated August 23, 1963, recorded August 26, 1963, of record in Book 3614, page 457, Register's Office for Davidson County, Tennessee.

Mildred B. Anderson died on October 19, 2007 and by Last Will and Testament of Mildred Buttram Anderson, of record in Instrument No. 20130307-0022883, Register's Office for Davidson County, Tennessee, Case No. 12P-1842, Seventh Circuit Court for Davidson County, Tennessee, property vested in Thomas J. Anderson, E. Carolyn Anderson and Floyd C. Anderson by Order of Probate for Muniment of Title to Real Estate of record in Instrument No. 20130307-0022882, Register's Office for Davidson County, Tennessee.

This is [xx]improved []unimproved property known as: 3219 Holbrook Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

** E. Carolyn Lavendar-Smith is f/k/a/E. Carolyn Anderson

BILL GARRETT, Davidson County
Trans:T20160058643 DEEDWARR
Recvd: 07/11/16 09:29 4 pgs
Fees:23.00 Taxes:740.00
20160711-0070408

Thomas J. Anderson

Thomas J. Anderson

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Thomas J. Anderson , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of June, 2016.

Suzanne Thomas

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Premier Single Family Homes, LLC
419 Canterbury Rise,
Franklin TN 37064

Send Tax Statements to:
Premier Single Family Homes, LLC
419 Canterbury Rise,
Franklin TN 37064

M&P 13303003000

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $200,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Leslie McClain

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of June, 2016.

Suzanne Thomas

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-298

Floyd C. Anderson

Floyd C. Anderson

INDIVIDUAL
STATE OF Ga
COUNTY OF White

Personally appeared before me, a Notary Public of said county and state, Floyd C. Anderson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 24 day of June, 2016.

Sandra J Long

Notary Public

My Commission Expires:

SANDRA J LONG NOTARY PUBLIC WHITE COUNTY GEORGIA EXPIRES May 31, 2019

E. Carolyn Lavender-Smith

E. Carolyn Lavender-Smith

INDIVIDUAL
STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said county and state, E. Carolyn Lavender-Smith, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23rd day of June, 2016.

Patricia C. McCool

Notary Public

My Commission Expires: 10/27/2017

