WARRANTY DEED

File #16315

BILL GARRETT, Davidson County
Trans: T20160076838 DEEDWARR
Recvd: 09/01/16 14:19 2 pgs
Fees: 13.00 Taxes: 296.00

20160901-0092159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Sworn Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-3-2020
(AFFIX SEAL)

Angela K. Robertson Notary Public State of Tennessee Williamson County

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
James A. Thomason	Same	-119-01-0-151.00
(NAME)	(NAME)	
4818 Rainer Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(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 **James A. Thomason,** 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. 150 on the Plan of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries Subd. of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 150 fronts 50 feet on the North side of Rose Street and runs back between parallel lines with the west margin of Dortch Avenue, 150 feet to an alley in the rear.

Included in the above description, but excluded from this conveyance, is that portion of Lot No. 150 which was condemned for highway purposes as described in Consent Judgement of record in Book 4386, page 875, record of Davidson County, more particularly described to-wit:

Beginning at a point in the Westerly margin of Dortch Avenue 98 feet North of the North margin of Rose Avenue; thence South 84 degrees 39' West 50.9 feet to W. H. Smith's East boundary; thence with said boundary Northwardly 50.5 feet to the Southerly margin of an alley; thence with said alley Eastwardly 50 feet to the Westerly margin of Dortch Avenue; thence with said margin South 6 degrees 08' West 52 feet to the point of beginning.

Being the same property conveyed to Anchor Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Neil B. Chaffin and wife, Sandra K. Chaffin of record in Instrument No. 20150813-0081317 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 13, 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 X property, known as 314 Rose Street, Nashville, TN 37210-4960

(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.

Witness my hand this 31st day of August, 2016.

Anchor Development, LLC, a Tennessee limited liability company

BY: _____
Ronnie Hill, Managing Member

BY: _____
Brandi Hill, Managing 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 Managing 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 Ronnie Hill and Brandi Hill, as such Managing Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Managing Members.

Witness my hand and seal, at office in Brentwood, Tennessee, this 31st day of August, 2016.

My Commission Expires: 9-5-2016 _____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

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