(1) Return to: Bridgehouse Title

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160084467 DEEDWARR
Recvd: 09/26/16 14:26 2 pgs
Fees:13.00 Taxes:723.35
20160926-0101388

W & I Ref: (RF) Title No.: 58569
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Hansel Stuar Herrera Gonzalez 4936 Hickory Woods East Antioch, TN 37013	F & M Bank 50 Franklin St. Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 17605001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard D. Anderson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hansel Stuar Herrera Gonzalez, single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 96 on the Plan of Section One, Hickory Woods East, as of record in Book 6900, page 510, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard D. Anderson and Katherine G. Anderson, husband and wife, by Warranty Deed from Jahi J. Henley and Alisha D. Henley, dated April 28, 2006, of record in Instrument No. 20060503-0051555, Register's Office for Davidson County, Tennessee for the consideration of $146,900.00. The said Katherine G. Anderson having since died and subject property being vested in Richard D. Anderson as surviving tenant by the entirety.

Connie L. Anderson, spouse of Richard D. Anderson joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, of record in Book 6900, page 510, said Register's Office, a minimum building setback line to be determined by Metropolitan Zoning Regulations and a 10 foot easement for public utility and drainage purposes along the rear and northerly side line of said lot. An easement for Nashville Gas along the rear portion of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. And easement for TVA along the rear line.

This is improved property, known as 4936 Hickory Woods East, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of September, 2016.

Richard D. Anderson
Richard D. Anderson

Connie L. Anderson
Connie L. Anderson

State of Tennessee

County of Davidson

On this 19th day of September, 2016, before me the undersigned authority, personally appeared Richard D. Anderson and Connie L. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $195,500.00.

Affiant

Sworn and subscribed before me this 19th day of September, 2016.

Notary

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020