Davidson County DEEDWARR
Recvd: 10/20/16 11:27 6 pgs
Fees:33.00 Taxes:561.29
20161020-0110965

Commitment Number: 16332042

After Recording, Send To:
Boston National Title Agency
129 W Trade St., 9th Floor
Charlotte, NC 28202

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Brian C. Anderson and **Joyce Doehler**, 5810 Avalon Ct., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
087-05-0-A-095.00-CO

GENERAL WARRANTY DEED

Brian C. Anderson, single, hereinafter grantor, whose tax-mailing address is **5810 Avalon Ct., Hermitage, TN 37076**, for $151,700.00 (One Hundred Fifty One Thousand Seven Hundred Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Brian C. Anderson,** single, and **Joyce Doehler**, single, as joint tenant with right of survivorship, hereinafter grantees, whose tax mailing address is **5810 Avalon Ct., Hermitage, TN 37076**, the following real property:

All that certain real estate in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123, ON THE PLAN OF FARMINGHAM WOODS, PHASE II, SECTION 2, OF RECORD IN BOOK 7900, PAGE 424, IN SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Tax ID: 087-05-0-A-095.00-CO

Being that parcel of land conveyed to Brian C. Anderson, unmarried from Mitch E. Poole and wife, Tina Poole by that deed dated 5/27/1998 and recorded 5/29/1998 in deed book

Property Address is: 5810 Avalon Ct., Hermitage, TN 37076

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 10950, Page 192 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 087-05-0-A-095.00-CO

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is: $151,700

OATH OF CONSIDERATION:

I, hereby swear or affirm that, to the best of the Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $151,700 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

SUBSCRIBED AND SWORN to before me this 19th day of October, 2016

_____
Natalie T. Fisher
Notary Public

NATALIE T. FISHER NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES 3/20/2019

My Commission Expires: March 20, 2019

Name and Address of Owner and Mail Tax Bills to:

Brian C Anderson and Joyce Doehler, 5810 Avalon Ct., Hermitage, TN 37076

Executed by the undersigned on 12 Oct, 2016:

Brian C. Anderson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12 Oct, 2016 by **Brian C. Anderson** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Commission expires:
4/28/20
JA

DEREK R. TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Dawson

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

Subscribed and sworn to before me

This 12 day of Oct, 2016.

DEREK R. TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

Affiant

Brian Anderson
Print Name

Notary Public

My commission expires:

4/28/20

Derek Truelove
Print Name

True Copy Certification

I, Amy Carlson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC