File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160094228 DEEDWARR
Recvd: 10/25/16 14:50 2 pgs
Fees: 13.00 Taxes: 967.85
20161025-0112793

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $261,580.00

Rachel Fann
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8543 ANDERSON CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Cody A. Anderson and Amanda K. Sagal	BANCORPSOUTH BANK	155070B02300CO
6735 Cold Stream Drive	P.O. Box 3356	
Nashville, TN 37221	Tupelo, MS 38803-3356	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LANA TOTTY AS EXECUTRIX OF THE ESTATE OF TERRY DAVID TOTTY AND DEVISEE UNDER THE LAST WILL AND TESTAMENT OF TERRY DAVID TOTTY*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CODY ALAN ANDERSON AND AMANDA KELLIE SAGAL, JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6735 Cold Stream Drive, Nashville, TN 37221

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 21st day of October, 2016.

BY: Lana M. Totty

Lana Totty as Executrix of the Estate of Terry David Totty and devisee under the Last Will and Testament of Terry David Totty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Lana Totty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Executrix of the Estate of Terry David Totty and devisee under the Last Will and Testament of Terry David Totty, the within named barganor, a will, and that Lana Totty, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of October, 2016.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

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. 6 on the Final Plat of Poplar Creek Estates, Phase V, Section B-1 (The Highlands of Allens Green) as of record in Book 9700, Page 716, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry D. Totty by Warranty Deed from Donald W. Johnson and wife, Kay B. Johnson, recorded on the 5th day of August, 2002 in Instrument No. 20020805-0093492, in the Register's Office of Davidson County, Tennessee.

*Terry D. Totty having since died on September 10, 2016. Letters Testamentary were issued to Lana M. Totty on October 13, 2016. Lana Totty is devisee under will filed in the Probate Case #16P1723.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF POPLER CREEK ESTATES, PHASE V, SECTION B-1 (THE HIGHLANDS OF ALLENS GREEN), as recorded in Plat Book 9700, Page(s) 716, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11249, Page 763, Book 11356, Page 662, Assigned in Instrument No. 20040524-0060854, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter recorded in Book 10480, Page 807.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.