BILL GARRETT, Davidson County
Trans:T20160106102 DEEDWARR
Recvd: 12/02/16 10:58 2 pgs
Fees:13.00 Taxes:466.20
20161202-0126576

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 14th day of ~~September~~ Nov. 2016

Notary Public
My commission expires: 9.19.18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Anderson Real Estate Investmen 051-14-0-003.00 326 Walton Ln Madison, TN 37115-5361	New Owner	051-14-0-003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Natalie Kaplan,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anderson Real Estate Investmen,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southwest part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, of record in Book 421, Page 37, Register' s Office for Davidson County, Tennessee, as described as follows:

Beginning at a point in the Northerly margin of Public Road at the common corner of Lots Nos. 15 and 16 on said Plan; thence with the dividing line between said lots Northerly 314 feet to a point, thence at right angles parallel to the above mentioned road, Easterly 105 feet to a point; thence Southerly parallel to the dividing line between said Lots Nos. 15 and 16, Southerly 314 feet to the Northerly margin of Public Road; thence Westerly with the Northerly margin of said Road 105 feet to the point of beginning.

Being the same property conveyed to Chloe Zarur, and Natalie Kaplan as Tenants in Common with Right of Survivorship by Special Warranty deed from WM Speciality Mortgage, LLC of record in Instrument No. 20080130-0009651 Register's Office for Davidson County, Tennessee, dated November 09, 2007 and recorded on January 30, 2008. (Value of consideration shown in aforementioned deed $99,900.00.) Being also known as 326 Walton Ln Madison, Tennessee 371155361.

The said Chloe Zarur having died on October 15, 2016 in Davidson County, Tennessee, leaving her daughter, Natalie Kaplan, surviving as Tenant in Common with Right of Survivorship.

This property is improved property known as 326 Walton Ln, Madison, TN, 37115-5361

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 14th day of November, 2016.

Natalie Kaplan By Beth Jones her attorney in fact

Natalie Kaplan By Beth Jones her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On November 14, 2016, before me personally appeared, Beth Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Natalie Kaplan, and who acknowledged that he executed the same as the free act and deed of Natalie Kaplan

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of November, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016104857

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON