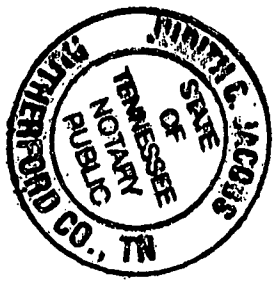
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ferrah Anderson	Homebridge Financial, Inc	63-02-0/78.00
(NAME)	(NAME) 194 Wood Ave South 9th Floor	
1500 Ocoee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Iselin, NJ 08830	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160110872 DEEDWARR
Recvd: 12/16/16 14:51 2 pgs
Fees:13.00 Taxes:543.53
20161216-0132352

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert A. Nolan,** a married man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ferrah Anderson, a single woman** hereinafter called the GRANTEES, their 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. 95 on the Plan of Nawaka Hills, Powwow Addition, Section 3, which is of record in Book 974, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 50 feet on the westerly side of Ocoee Trail and extends back westerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Robert A. Nolan by deed from Malcolm E. Watson and wife, Helen E. Watson, dated November 15, 1999 and filed for record November 17, 1999 in book 11745, page 869, Register's Office for Davidson County, Tennessee.

Kenisha Nolan joins in this conveyance to convey any and all interest she may have in the subject property marital or otherwise.

Taxes have been paid by the Grantor and prorated between the parties all future taxes are assumed by the Grantee(s).

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to any and all matters appearing on the Plan of record in Book 974, page 25, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and or Strom Drainage, Water Mains, Pumps and Appurtenances of record as Instrument no. 20120127-0007651, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1500 Ocoee Trail, Madison, TN 37115

(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/our hands this 30th day of November, 2016.

Robert A. Nolan

Kenisha Nolan

State of Tennessee
County of Davidson

Personally appeared before me Robert A. Nolan and Kenisha Nolan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2016.

Notary Public Judith E. Jacobs
My Commission Expires: 1-20-20

File No.: 201611028

