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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160112904 DEEDWARR
Recvd: 12/22/16 10:26 2 pgs
Fees:13.00 Taxes:536.50
20161222-0134666

16-0767

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 2016.

Notary Public
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anchor Development, LLC	Peoples State Bank of Commerce	
2222 Foster Avenue	7122 Nolensville Road	119-01-0-264.00
Nashville, TN 37210	Nolensville, TN 37135	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Antonio L. Buruca,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Anchor Development, LLC,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 in the 6th Civil District of said County, on the Plan of Map of Subdivision of Lots No. 7, 8, 9 & 10 Part of 6, 11, 12 & 13, Cumberland Nurseries Plan of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee.

Said Lot Number 21 fronts 50 feet on the Easterly side of Foster Street and extends back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Antonio L. Buruca by Warranty deed from Howard L. Gibson and Rebecca L. Gibson, both unmarried of record in Book 9755, Page 142, Register's Office for Davidson County, Tennessee, dated August 04, 1995 and recorded on August 07, 1995.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2222 Foster Avenue, Nashville, TN 37210.**

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 our hands this 16th day of December, 2016.

Antonio L. Buruca

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Antonio L. Buruca**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of December, 2016.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

