WARRANTY DEED

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Robert Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2017.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Hyatt Worley		119 12 0 083.00
(NAME)	(NAME)	
31 Cameo Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Todd M. Anderson and wife, Cherilyn Anderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hyatt Worley and Jamison Stewart Worley, husband and wife**, 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. 64 on the Plan of Battlewood Section One of record in Plat Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 64 fronts 100.18 feet on the Easterly margin of Cameo Drive and extends back 242.3 feet on the Northerly line and 187.38 feet on the Southerly line to a line in the rear measuring 104 feet thereon.

Being the same property conveyed to Todd M. Anderson, his heirs, successors and assigns by Warranty Deed from Tyson Martin and Stacy M. Passinger, both unmarried, filed for record 05/04/2016 in Instrument No. 20160504-0044184, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Cherilyn Anderson, wife of the said Todd M. Anderson, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

unimproved ☐

This is improved ☑ property, known as 31 Cameo Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

BILL GARRETT, Davidson County
Trans:T20170019031 DEEDWARR
Recvd: 03/06/17 11:36 2 pgs
Fees:13.00 Taxes:1054.50
20170306-0021773

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 3rd day of March, 2017.

Todd M. Anderson

Cherilyn Anderson

State of Tennessee

County of Davidson

On this 3rd day of March, 2017, before me, a Notary public in and for said County and State, personally appeared Todd M. Anderson and Cherilyn Anderson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 8th day of February, 2017

Notary Public Shannon Philbin

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019