Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

BILL GARRETT, Davidson County
Trans:T20170028640 DEEDWARR
Recvd: 04/05/17 09:48 2 pgs
Fees:13.00 Taxes:739.82
20170405-0033235

17-1703-172544

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $199,950.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2017

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shannon Watson 6113 Terry Dr Nashville TN 37209	new owner	091-05-0-181.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Louise Anderson, unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shannon Watson,** unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Lee

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of West Park Subdivision, 5th Addition, of record in Book 3500, Page 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmie David Anderson, Trustee, and Linda Louise Anderson and their successor in trust, of The Jimmie David Anderson Revocable Living Trust and Linda Louise Anderson Revocable Living Trust by Quitclaim Deed from Linda Louise Anderson f/k/a Linda L. Geasley, dated May 5, 2003, recorded May 21, 2003, of record in Instrument No. 20030521-0069022, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda Louise Anderson by Quitclaim Deed from Linda Louise Anderson, as Trustee for the Linda Louise Anderson Revocable Living Trust, dated December 8, 2004, recorded December 30, 2004, of record in Instrument No. 20041230-0154674, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda Louise Anderson by Quitclaim Deed from Jimmie David Anderson, individually and, dated September 27, 2004, recorded December 30, 2004, of record in Instrument No. 20041230-0154675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6113 Terry Dr, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of April, 2017.

Linda Louise Anderson

Linda Louise Anderson

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Louise Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 3rd day of April, 2017.

Charlotte A Burbank

Notary Public

My Commission expires:

