WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037897 DEEDWARR
Recvd: 05/04/17 10:49 2 pgs
Fees:13.00 Taxes:776.63
20170504-0044235

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$209,900.00**

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Anderson	new owner	149-03-0
(NAME)	(NAME)	(MAP)
2520 Edge O Lake Drive		034.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennifer Lubi, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William B. Anderson and Martha A. Anderson, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 446 on the Plan of Section Six Edge-O-Lake Estates of record in Plat Book 3700, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Lubi, unmarried, by Warranty deed from Frances Marie Brock of record in Instrument No. 20160405-0032324 Register's Office for Davidson County, Tennessee, dated February 09, 2016 and recorded on April 05, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2520 Edge O Lake Drive, Nashville, Tennessee 37217

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 hand(s) this 2nd day of May, 2017.

Jennifer Lubi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer Lubi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of May, 2017.

Notary Public

My Commission Expires: 1/6/2020

