Davidson County DEEDWARR
Recvd: 05/23/17 11:59 3 pgs
Fees:18.00 Taxes:799.20
20170523-0051142

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, Noe & Newcomb
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

W.C. Anderton and Sue Turner Anderton

TO: Nicole Norton
2409 Cooper Lane
Nashville TN 37216

MAP & PARCEL:
073-09-0-022.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, W.C. Anderton, and wife, Sue Turner Anderton, Grantors herein; have bargained and sold and by these presents do convey unto Nicole Norton, a single woman, Grantee herein, her successors and assigns, the following described property:

Being lot No. 27 on the Plan of Gibson Heights, as of record in book 1835, page 133, Register's Office for said County, described as follows:
Beginning on the northwesterly margin of Cooper Lane at the corner of lots Nos. 27 and 28; thence with the line between said two lots, northwestwardly 159.08 feet to the southeasterly line of lot No. 23; thence with same, southwestwardly 26 feet to a concrete monument at the corner of lots Nos. 23 and 24; thence with the line between lots Nos. 24 and 27, southwestwardly 50.5 feet to the corner of lots Nos. 26 and 27; thence with the line between said two lots, southeastwardly 148.55 feet to the northwesterly margin of Cooper Lane; thence with same, northeastwardly 122 feet to the beginning.

BEING the same property conveyed to William C. Anderton and wife, Sue Turner Anderton, from James J. Vincoli and wife, Betty H. Vincoli, by deed dated July 11, 1957 of record at Book 2689, page 287, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2017 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Gibson Heights recorded 7/15/1952 of record at Book 1835 page 133, Register's Office of Davidson County, Tennessee, including but not limited to the public utility easement shown thereon; Easements for right of way referenced in the deed of record dated 4/21/1952 conveyed by Donald Mayberry and Earl Mayberry to Howard L. Gibson and wife, Margaret M. Gibson recorded 4/22/1952 of record at Book 2043 page 533, said Register's Office; Easements for tract of right of way referenced in the deed of record dated 12/22/1950 conveyed by L.C. Anderson and wife, Lola B. Anderson to Donald Mayberry and Earl Mayberry, both unmarried, recorded 12/22/1950 of record at Book 1914 page 634, said Register's Office; Easement for use of water from Spring in the deed of record dated 10/10/1936 conveyed by Matthew D. Cooper, Jr., unmarried, to L.C. Anderson recorded 10/13/1936 of record at Book 1020 page 73, said Register's Office; and all other matters of record.

This is improved property known as 2409 Cooper Lane, Nashville, TN 37206. W.C. Anderton is one and the same person as William C. Anderton.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves

and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 22nd day of May, 2017.

W.C. Anderton

Sue Turner Anderton

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, W.C. Anderton, and wife, Sue Turner Anderton the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 22nd day of May, 2017.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/2020

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $216,000.00.

Affiant

SWORN to and subscribed before me,

this the 22nd day of May, 2017.

NOTARY PUBLIC

My commission expires: 03/10/2019

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

