WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051545 DEEDWARR
Recvd: 06/16/17 10:07 2 pgs
Fees:13.00 Taxes:1665.00
20170616-0060562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Dorris Jr. and Sharon H. Dorris	New Owner	
(NAME)	(NAME)	
4132 Outer Drive		131-08-0-085.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **ROBERT W. ANDERSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN R. DORRIS JR. AND SHARON H. DORRIS, 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:

Being Lot No. 51 on the Map of Glendale Park, Section One, as of record in Book 1130, Page 45, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Scenic Drive, at the common corner of Lots Nos. 50 and 51; thence with the line between said lots, Easterly 140 feet to a point in the line of Lot No. 34; thence with the between Lots Nos. 34 and 51, Northerly 49 feet to a point at the corner of Lot No. 33; thence with the line between Lots Nos. 33 and 51, Northerly 108.7 feet to the Southerly margin of Tower Place; thence with the margin of Tower Place, Southwesterly 100 feet to a concrete monument at the beginning of a curve; thence around said curve in a Southwesterly direction, 86.9 feet to a concrete monument set in the Easterly margin of Scenic Drive; thence with the margin of the same Southerly to the point of beginning.

Being the same property conveyed by Warranty Deed from Wallace Darden, Trustee to Romie L. Anderson and wife, Edna J. Anderson, as recorded on the 18th day of September, 1946 in Deed Book 1385, Page 462, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Edna J. Anderson to R. L. Anderson, as recorded on the 22nd day of February, 1996 in Deed Book 9955, Page 66, in the Register's Office of Davidson County, Tennessee.

BOX 10-A

Return to:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Being the same property conveyed by Quitclaim Deed from R. L. Anderson to Edna J. Anderson, an undivided interest as a tenant by the entireties, as recorded on the 22nd day of January, 1999 in Deed Book 11308, Page 177, in the Register's Office of Davidson County, Tennessee. Edna J. Anderson died on July 15, 2000 leaving R.L. Anderson aka Romie L. Anderson as sole owner by operation of law. Romie L. Anderson died testate on September 20, 2000. Robert W. Anderson is the devisee under the Will of Romie L. Anderson probated under Docket No. 00P-1606, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and sole heir at law as shown in the Affidavit of Heirship of record in Instrument No. 20050121-0007810, said Register's Office. This was never the principal place of residence for the Grantor.

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

unimproved _
This is improved x property, known as 4300 Scenic Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 14 day of June, 2017

Robert W. Anderson

ROBERT W. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Anderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of June, 2017.

Commission expires:

JOHN GREGORY HARLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

John Gregory Harleman

Notary Public