Bill Garrett Davidson County
Batch# 494 DEEDWARR
09/13/2017 10:01:59 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20170913-0093465

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0951HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2017.

Notary Public
Commission Expires: 07/06/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Dorris 4211 Glynda Drive Nashville, TN 37216	new owners	061-07-0-203.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert K. Anderson and wife, Belinda Anderson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Dorris and Trang 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Young-Dale of record in Plat Book 2330, Page 22, 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. 20 fronts 72.0 feet on the Westerly margin of Glynda Avenue and runs back between lines measuring 243.5 feet on the South, 257.5 feet on the North to a dead line in the rear measuring 73.5 feet.

Being the same property conveyed to Robert K. Anderson and Belinda Anderson, husband and wife by Warranty Deed from Otis Hobdy, Jr., et ux Frances V. Hobdy of record in Book 4548, Page 667, Register's Office for Davidson County, Tennessee, dated October 18, 1971 and recorded on October 28, 1971. (Value or consideration shown in aforementioned deed $16,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

This is improved property known as: 4211 Glynda Drive, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of September, 2017.

Robert K. Anderson

Robert K. Anderson

Belinda Anderson

Belinda Anderson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert K. Anderson et ux, Belinda Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of September, 2017.

Kim Gillespie

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY