WARRANTY DEED

Bill Garrett Davidson County
Batch# 4200 DEEDWARR
09/25/2017 03:11:18 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20170925-0098075

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel Anderson	Joel Anderson	11914010200
(NAME)	(NAME)	
254 Morton Avenue	5610 Hillview Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I, **Lucy Torndahl, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joel Anderson and Patricia Anderson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 6, of Block "A", on the Plan of Woodbine Courts, Part I, as of record in Book 1130, Page 39, Register's Office, Davidson County, Tennessee. Said Lot No. 6 fronts 75 feet on the northerly side of East Morton Avenue and runs back 220 feet on the easterly line and 221.1 feet on the westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Lucy Torndahl, married by Deed from Alphonson Jackson, Secretary of Housing and Urban Development, dated January 8, 2004, recorded in Instrument No. 200401140005856, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 254 Morton Avenue, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S),

their heirs and/or 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 21st day of September, 2017.

Lucy Torndahl by Sandra Birge her atty in fact

Lucy Torndahl, by Sandra Birge her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of September, 2017, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Sandra Birge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Lucy Torndahl, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. * Register's Office of Davidson County, Tennessee.

* 20170925-0098074

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129