# WARRANTY DEED

Bill Garrett Davidson County
Batch# 14375 DEEDWARR
10/17/2017 11:05:43 AM 2 pgs
Fees: $13.00 Taxes: $1,218.78

20171017-0106280

P-BR-17-00310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Billywood, LLC** | **New Owner** | |
| (NAME) | (NAME) | **133-03-0-175.00** |
| **1600 Division St., Ste. 225** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203-2775** | | |
| (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, **WILLIAM THOMAS ANDERSON, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BILLYWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 199 on the Plan of Glencoe Acres, Section II, of record in Plat Book 1835, Pages136, 137, and 138, 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 199 fronts 155.6 feet along the Northeasterly margin of Marcus Drive and runs back between lines 125.4 feet on the Northwesterly side and 166 feet on the Southeasterly side to a dead line in the rear, and measuring 89.8 feet on said dead line.

Being the same property conveyed to William Thomas Anderson Jr., unmarried by Warranty Deed from Harold F. Baker and Martha J. Baker, Trustees of The Harold F. Baker and Martha J. Baker Revocable Living Trust of record in Instrument No. 20170215-0015565 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 15, 2017.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1835, Page 136;
- Covenants, Conditions and Restrictions of record in Book 2088, Page 534, as amended by Book 2105, Page 633;
- Easement of record in Book 2099, Page 408, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3310 Marcus Dr., Nashville, Tennessee 37211**.

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 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 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 the 12th DAY OF OCTOBER, 2017.

William Thomas Anderson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM THOMAS ANDERSON, JR., the within named bargainor, 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, this the 12th of October, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212