60

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Eugene Anderson	Charles Eugene Anderson	09008005100
(NAME)	(NAME)	
10420 Tidwell Road	10420 Tidwell Road	
(ADDRESS)	(ADDRESS)	
Bon Aqua, TN 37025	Bon Aqua, TN 37025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 28793 **DEEDWARR**
11/21/2017 01:52:59 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20171121-0119593

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jacqueline H. Vanatta-Thorne and Janice H. Cutshall,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles Eugene Anderson, married,** 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. 12 on the Plan of West Nashville Annex, as of record in Nook 3106, Page 25, Register's Office for said County.

Being the same property conveyed to James D. Harris and wife, Margie Ann Harris by deed dated October 28, 1968 from Bonny L. Higgins and wife, Billie Higgins of record in Book 4449, Page 791, Register's Office for Davidson County, Tennessee. The said James D. Harris thereafter died on September 25, 1983 survived by his wife Margie Ann Harris. Thereafter the said Margie Ann Harris conveyed said property to Jacqueline H. Vanatta, now known as Jacqueline H. Vanatta-Thorne and Janice H. Cutshall by deed dated October 31, 2005 of record in Instrument No. 20051031-0131333 reserving unto Margie Ann Harris a Life Estate. The said Margie Ann Harris died on March 6, 2009.

unimproved ☐

This is improved ☑ property, known as 678 Annex Avenue, Nashville, TN 37209
(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/our hands this 16th day of November, 2017.

Jacqueline H. Vanatta-Thorne
Jacqueline H. Vanatta-Thorne

Janice H. Cutshall by Jacqueline H Vanatta-Thorne
Janice H. Cutshall By: Jacqueline H. Vanatta-Thorne,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this **16th** day of **November, 2017,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Jacqueline H. Vanatta-Thorne** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Janice H. Cutshall**, as Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this **16th** day of **November, 2017.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

On this **16th** day of **November, 2017**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Jacqueline H. Vanatta-Thorne** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this **16th day of November, 2017.**

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

File No.: 17-Anderson

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN