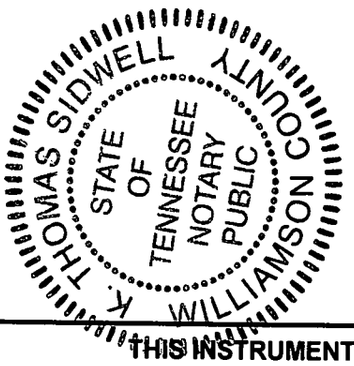
(3)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

√ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/7/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Mabry	New Owner	096110113.00
(NAME) 1126 Beechs Tavern Trail	(NAME)	
(ADDRESS) Franklin TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 59057 **DEEDWARR**
02/14/2018 11:47:06 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20180214-0014571

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, we, **Carol Shan Cothron Anderson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Donna Mabry**, hereinafter called the GRANTEE(S), her 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 599 on the plan of Cloverhill Section No. VIII, of record in Plat Book 2331, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randall W. Cothron and wife, Doris Ruth Cothron by Warranty Deed from Reynold Bubis, Etal, dated 08/10/1955, of record in Book 2445, Page 174, in the Register's Office for Davidson County, Tenenssee.

The said Randall W. Cothron died on 03/18/2004, leaving the said Doris Ruth Cothron the sole surviving tenant by the entirety.

The said Doris Ruth Cothron died intestate on 11/5/2016, leaving the said Randall W. Cothron Jr. and Carol Shan Cothron Anderson as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith of record in Instrument No. 20180214-0014569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Shan Cothron Anderson by Deed from Randall W. Cothron, Jr., of record in Instrument No. 20180214-0014570, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 2331, Page 10, 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 629 Gailwood Lane, Nashville, TN 37214
(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), her 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), her 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 13th day of February, 2018.

Carol Shan Cothron Anderson

Carol Shan Cothron Anderson

State of Tennessee
County of Williamson

Personally appeared before me Carol Shan Cothron Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2018.

Notary Public
My Commission Expires: 11/14/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

