Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 59948 DEEDWARR
02/16/2018 01:48:06 PM 2 pgs
Fees: $13.00 Taxes: $923.15
20180216-0015347

39-B
File #18-1038

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derek Wolfford and Kelley A. Norris, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erin Anderson, single,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 3 on the Plan of Nolensville Heights, of record in Plat Book 2083, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Derek Wolfford, an unmarried man and Kelley A. Norris, an unmarried woman, by deed from Terry W. Barnes and wife, Cassandra F. Barnes, dated May 26, 2000, of record in Instrument No. 20000531-0054051, Register's Office for Davidson County, Tennessee. Derek Wolfford and Kelley A. Norris are now married.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 2820 St. Edwards Drive, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 15th day of February, 2018.

Derek Wolfford

Kelley A. Norris

State of Tennessee )
County of Davidson)

On this 15th day of February, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Derek Wolfford and Kelley A. Norris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 249,500.00.

Affiant

Sworn and subscribed before me on this the 15th day of February, 2018.

Notary Public

My Commission Expires: 10/4/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Erin O. Anderson | Mortgage Investors Group | 119-10-0-106.00 |
| 2820 St. Edwards Drive | 8320 East Walker Springs Lane, Ste 200 | |
| Nashville, TN 37211 | Knoxville, TN 37923 | |