Karen Y Johnson Davidson County
Batch# 138045 DEEDWARR
09/07/2018 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180907-0088973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0695

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Denis F. Forje, single	U.S. Bank, N.A.	#173040A13600
(NAME) 5168 W Oak Highland Dr.	(NAME) 929 Bell Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY R. ANDERSON AND CONNY ANDERSON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DENIS F. FORJE, SINGLE,

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:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy R. Anderson and Conny Anderson, husband and wife, as joint tenants with rights of survivorship, by Quitclaim Deed from Timothy R. Anderson, a now married man, joined by his spouse, Conny Anderson, of record in Instrument 20100802-0060235, dated July 26, 2010, Register's Office for said County. See also prior deed of record in Instrument 20060427-0048037, said Register's Office, dated April 20, 2006.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7350, Page 24, amended in Book 7367, Page 587; Book 8765, Page 77; Book 10181, Page 986; Book 10548, Page 501 and 503; Instrument 20020724-0089130; Instrument 20020725-0089131 and Book 7367, Page 615, amended in Book 8765, Page 90, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 432-435, said Register's Office; (3) Ingress and Egress Easement of record in Book 1318, Page 518, said Register's Office; (4) PUD Boundary of record in Plat Book 6900, Page 431, said Register's Office; (5) Storm Water Detention Agreement of record in Book 7189, Page 379, and Instrument 20010503-0045314, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5168 W Oak Highland Dr., Antioch, TN 37013
(House No.) (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 our hands this 6 day of September, 2018.

Timothy R. Anderson

Conny Anderson

STATE OF GEORGIA
COUNTY OF FULTON

On this 6 day of September, 2018, before me personally appeared Timothy R. Anderson and Conny Anderson, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at 9/6/18 ALPHARETTA, Georgia, this 6 day of September, 2018.

Commission Expires: 12/5/20

LEONID SAKSON NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA DEC. 5, 2020

Notary Public

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.