WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170815 **DEEDWARR**
12/05/2018 02:31:08 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20181205-0118699

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Nichols and Travis Loller	New Owner	062 09 0 061.00, 062 09 0 060.00 and 062 09 0 059.00
(NAME) 2315 Pennington Bend Road	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I, **Carol G. Anderson, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James Nichols and Travis Loller, joint tenants with the right of survivorship**, 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 Nos. 31, 32, and 33 on the Map or River View Subdivision of record in Plat Book 547, Pages 93, 94, and 95, Register's Office for Davidson County, Tennessee, of which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carol G. Anderson, a single person by Warranty Deed from Sam M. Weems, Jr. and wife, Cecil Pearl Weems a/k/a Cecil Davis Weems, dated May 31, 1988 and recorded June 3, 1988 in Book 7561, Page 821, in said Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor herein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 2317 Pennington Bend Rd, Nashville, TN 37214

File Number: FRN-189738SSO

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 5th day of December, 2018.

Carol G. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carol G. Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2018.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-189738SSO