Karen Y Johnson Davidson County
Batch# 172209 **DEEDWARR**
12/10/2018 10:37:51 AM 2 pgs
Fees: $13.00 Taxes: $521.70

20181210-0119946

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickye D. Anderson and Darlene J. Anderson, husband and wife	New Owner	043 10 0 100.00
	(NAME)	
1037 Wyntergrace Farm Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kelly Camille Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rickye D. Anderson and Darlene J. Anderson, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 2 OF THE RESUBDIVISION OF LOT 26 (NOT OF RECORD) OF ANDERSON ESTATES, AS SHOWN IN THE PLAT OF RECORD IN BOOK 6050, PAGE 246, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES O. JONES, ET UX, MARY W. JONES BY WARRANTY DEED FROM MONETTE BETH BURROWS AND GAIL O. BURROWS, OF RECORD IN BOOK 6730, PAGE 194; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO KELLY CAMILLE JONES BY EXECUTOR'S DEED FROM KENNETH H. JONES, EXECUTOR OF THE ESTATE OF MARY W. JONES, DECEASED, OF RECORD IN INSTRUMENT NO. 20160811-0083655; AND AS CORRECTED BY SCRIVENER'S AFFIDAVIT TO CORRECT EXECUTOR'S DEED OF RECORD IN INSTRUMENT NO. 20181019-0103790, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 214 A & B Nix Drive, Madison, TN 37115
(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 hand(s) this 7th day of December, 2018.

WARRANTY DEED
(Continued)

Kelly Camille Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Camille Jones, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BETH WOLT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072