THIS INSTRUMENT WAS PREPARED BY + Return to:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9845-BW

Karen Johnson Davidson County
Batch# 214237 DEEDWARR
04/05/2019 08:44:03 AM 2 pgs
Fees: $13.00 Taxes: $1,472.60

20190405-0030927

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 398,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph J. Anthony		MAP
108 Belle Glen Dr	New Owner	PARCEL 142-15-0B-019.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kelli L. Walker and Clara M. Higgins both unmarried, as joint tenants with full right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph J. Anthony and Geralyn T. Anthony**

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. 19 on the Plan of Second Amendment Belle Wood Glen of record in Plat Book 6900, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelli L. Walker, unmarried by Warranty deed from C. Glenn Gilmore and wife, Cynthia Gilmore of record in Instrument No. 20120123-0006235 Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on January 23, 2012.

Being the same property conveyed to Anita Lester, Trustee by Trustee's Quitclaim deed from Kelli L. Walker of record in Instrument No. 20120319-0023113 Register's Office for Davidson County, Tennessee, dated March 16, 2012 and recorded on March 19, 2012 and within the same deed the said Anita Lester, Trustee conveyed his interest in the subject property to Kelli L. Walker and Clara M. Higgins

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **108 Belle Glen Dr, Nashville, TN 37221.**

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 hand( ) this the 2nd day of April, 2019.

[redacted]
Kelli L. Walker

[redacted]
Clara M. Higgins

STATE OF TN
COUNTY OF Hawkins

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelli L. Walker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2019.

My Commission expires: 9/4/22

[redacted]
Notary Public

MEGHAN ELIZABETH TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY

STATE OF TN
COUNTY OF Hawkins

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clara M. Higgins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2019.

My Commission expires: 9/4/22

[redacted]
Notary Public

MEGHAN ELIZABETH TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY