WARRANTY DEED

Karen Johnson Davidson County
Batch# 217751 DEEDWARR
04/15/2019 10:12:55 AM 2 pgs
Fees: $13.00 Taxes: $505.05

20190415-0033985

LISA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 04-28-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Santi A. Reeder	New owner	10803020400
(NAME)	(NAME)	
3108 Casa Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Benjamin Scott Anderson, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Santi A. Reeder, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 58-B on the Plan of Zone Lot Division Lots 56,58,59,62,63,67 and 99, Section Five, Patio Villa, of record in Plat 6050, Page 130, which amends Plat Book 6250, Page 813, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin Scott Anderson, an unmarried person by Special Warranty Deed from JPMorgan Chase Bank , as Trustee, dated 07/18/2005 recorded 08/09/2005, of record in Instrument No. 20050809-0094411, in the Register's Office for Davidson County, Tennessee. This property has never been the marital residence of Grantor.

Subject to: All matters shown on the plat of record in Plat 6050, Page 130, and amends Plat Book 6250, Page 813, Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded in Book 6199, Page 70, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; and Deed of Conveyance recorded in Book 6165, Page 742 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3108 Casa Court, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of April, 2019 .

Benjamin Scott Anderson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Scott Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2019.

Notary Public:
My Commission Expires: 04-28-2020

LISA MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069