WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2022

(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
David Anderson		08414008600
(NAME)	(NAME)	Karen Johnson Davidson County
206 Theodore Road	New Owner	Batch# 251435 **DEEDWARR**
(ADDRESS)	(ADDRESS)	07/02/2019 09:56:18 AM 2 pgs
Nashville, TN 37214		Fees: $13.00 Taxes: $825.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190702-0064358

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/we **Raymond Earley and Anetra Earley, a married couple**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Anderson and Susan Anderson, husband and wife**, 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:

Being Lot No. 38, on the Map of Walnut Grove Subdivision, as shown on plat of record in Book 2133, Page 87, Register's office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Raymond Earley and Anetra Earley, a married Couple by Warranty Deed from Thomas Smith and Boydie Smith, a married Couple, dated 12/06/2013, and Recorded 12/09/2013 of record in Instrument No. 20131209-0124681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 2271, Page 541, in the Register's Office for 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 ☒ 206 Theodore Road, 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 28th day of June, 2019.

Raymond Earley

Anetra Earley

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 Raymond Earley and Anetra Earley, 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 28th day of June, 2019.

Notary Public:
My Commission Expires: 5-17-21

STATE OF TENNESSEE NOTARY PUBLIC
MARILYN C. NEWMAN
COUNTY OF WILSON

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