THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922785** Karen Johnson Davidson County Batch# 297891 DEEDWARR 10/09/2019 08:47:23 AM 2 pgs Fees: $13.00 Taxes: $851.00 20191009-0103329	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 4th day of October, 2019. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
WnS Properties, LLC 122 Generals Retreat Place Franklin, TN 37064	New Owner	Tax Parcel ID No. 091-13-0-242.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry L. Anderson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WnS Properties, LLC, a Delaware limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, of Block "I" on the Plan of First Section of Crolywood Subdivision of record in Plat Book 1130, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 11 and 12 adjoin and front together 120 feet on the easterly side of East End Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to C.D. Berry Trustee by Quitclaim Deed from Terry L. Anderson, unmarried and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of creating a joint tenancy with right of survivorship I, Catherine Virginia Personett, unmarried of record in Book 10133, page 27, Register's Office for Davidson County, Tennessee, dated July 17, 1996 and recorded on July 25, 1996 and within the same deed the said C.D. Berry, Trustee conveyed his interest in the subject property to Catherine Virginia Personett and Terry L. Anderson, as joint tenants with right of survivorship.

Catherine Virginia Personett having died on March 27, 2013 in Davidson County Tennessee leave Terry L. Anderson as the sole tenant by entirety.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 65, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1358, Page 141, and Book 8836, page 325, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 422 E Bend Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2019.

Terry L. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry L. Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2019.

Notary Public
My Commission Expires: _____

