Karen Johnson Davidson County
Batch# 314071 DEEDWARR
11/12/2019 09:45:53 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20191112-0116159

21950
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Pamela A. Fortner
718 Orleans Avenue
New Orleans, LA 70116

Send Tax Bills to:
New Owner

Map/Parcel: 073160A21300CO

FOR AND IN 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, I/we, **William R. Anderson and wife, Ginger K. Anderson**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Pamela A. Fortner, a single person,** hereinafter called the Grantee(s), their successors 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 Unit No. 213 as shown on the Plat of Cumberland Trace of record in Book 5200, page 724 in the Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, in said Register's Office.

BEING the same property conveyed to William R. Anderson and wife, Ginger K. Anderson by Warranty Deed from Carol A. Leo f/k/a Carol A. Smith, married, dated January 5, 2015, and recorded in Instrument No. 20150107-0001658, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Covenants, Conditions and Restrictions in Book 6218, page 528 as amended in Instruments Nos. 20040405-0038158 and 20090825-0080066; By-Laws for Cumberland Trace Homeowners' Association filed in Book 6218, page 563; Easement to Comcast at Instrument No. 20130517-0050088; Greenway Easement at Instrument No. 20011024-0116288; Roadway easement filed in Book 1878, page 164 and Book 2753, page 60; Sewer Easement filed in book 6113, page 475 and Book 4373, page 83; Ingress and Egress Easement filed in Book 1126, page 461; all matters as shown on the plat of record in Book 5200, page 724 and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 213 Cumberland Trace, Nashville, TN 37214

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 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 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) as on the date shown on the Notary forms.

William R. Anderson

Ginger K. Anderson

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Anderson and Ginger K. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of November, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 227,000.00

Affiant

Subscribed and sworn to before me this 8th day of November, 2019.

Notary Public

My Commission Expires:

3/8/22

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022