Karen Johnson Davidson County
Batch# 317088 DEEDWARR
11/18/2019 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $878.75
20191118-0118855

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$237,500.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2019.

Notary Public

My commission expires: 1-3-2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHELBIE F WEBSTER	Owner at Property address	150-01-0-168.00
480 Clearwater Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
FRANK ARLAN ANDERSON AND WIFE, FAYE L. ANDERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHELBIE F. WEBSTER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 135, as shown on the map entitled Edge-O-Lake Estates, Section 8, of record in Book 3700, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FRANK ARLAN ANDERSON AND WIFE, FAYE L. ANDERSON, by deed from BILLY RAY FLOYD AND WIFE, LOUISE W. FLOYD, of record in Book 4486, page 250, dated March 3, 1971, said Register's Office.

Durable General Power of Attorney whereby Frank Arlan Anderson appointed Faye Anderson as his Attorney in Fact, recorded 10/30/2019 of record in Instrument No. 20191030-0111207, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 480 Clearwater Drive, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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) this 15th day of November, 2019.

Frank Arlan Anderson by Faye L. Anderson, His Attorney in Fact

FRANK ARLAN ANDERSON
BY: **FAYE L. ANDERSON, HIS ATTORNEY IN FACT**

Faye L. Anderson
FAYE L. ANDERSON

State of Tennessee)
County of Davidson)

On this 15th day of November, 2019, before me personally appeared, **FAYE L. ANDERSON** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023 _____
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee)
County of Davidson)

On this 15th day of November, 2019, before me personally appeared **FAYE L. ANDERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **FRANK ARLAN ANDERSON** and who acknowledged that she executed the same as the free act and deed of **FRANK ARLAN ANDERSON.**

Witness my hand, at office, this 15th day of November,2019.

My Commission Expires: 5-9-2023 _____
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21