WARRANTY DEED

Karen Johnson Davidson County
Batch# 369849 DEEDWARR
03/10/2020 09:15:42 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20200310-0026603

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric J. Holder and Sara Catherine Holder	New Owner	09008005100
(NAME)	(NAME)	
678 Annex Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Eugene Anderson, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric J. Holder and Sara Catherine Holder,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of West Nashville Annex, as of record in Book 3106, Page 25, Register's Office for said County.

Being the same property conveyed to Charles Eugene Anderson, married by deed dated November 16, 2017 from Jacqueline H. Vanatta-Thorne and Janice H. Cutshall of record in Instrument No. 20171121-0119593, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 678 Annex Avenue, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 land 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 hands this **9th** day of **March, 2020.**

Charles Eugene Anderson

State of Tennessee
County of Davidson

On this **9th** day of **March, 2020**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Charles Eugene Anderson,** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

Witness my hand and official seal this **9th** day of **March, 2020.**

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

File No.: 20-Holder

