Karen Johnson Davidson County
Batch# 379346 DEEDWARR
03/30/2020 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20200330-0033841

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0334

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 12.15.2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of March, 2020

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leslie Joe Anderson 910 Cleves Street Old Hickory, TN 37138	Mortgage Research Center, LLC dba Veterans United Home Loans, ISAOA/ATIMA 1400 Veterans United Drive Columbia, MO 65203	044-15-0-171.00

WARRANTY DEED

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,

Frances Sue Washburn Hill and Diane Anderson, expressly as joint tenants with rights of survivorship, not as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leslie Joe Anderson, a married man

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:

Land in Davidson County, Tennessee and being Lot No. 257, Section " A" , Village of Old Hickory, Tennessee, as shown on the plan of record in Book 1424, Page 68, Register' s Of\u64257?ce for said County, described as follows:

Beginning at a point in the West margin of Cleves Street, at the corner of Lot Nos. 256 and 257; thence with the line between said lots, West 87.3 feet to a corner of Lot No. 269; thence with the line between Lots 257 and 269, South 61.2 feet to a point in the North margin of Tenth Street; thence with the margin of the same East 77.3 feet to the beginning of a curve; thence around said curve Northeasterly 15.7 feet to the West margin Cleves Street; thence with the margin of the same, North 51.2 feet to the point or beginning.

Being the same property conveyed to Billy E. Hill and wife, Frances Sue Hill by Warranty deed from Rufus T. Wilson, a single person of record in Book 7372, page 623, Register's Office for Montgomery County, Tennessee, dated October 02, 1987 and recorded on October 06, 1987.
NOTE: Marital Dissolution Agreement recorded between Billy E. Hill vs Frances Sue Hill dated September 27, 1995, Docket No. 95D-263, in the Second Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Frances Sue (Washburn) Hill by Quitclaim deed from Billy Eugene Hill of record in Book 9841, page 889, Register's Office for Montgomery County, Tennessee, dated October 23, 1995 and recorded on October 30, 1995.

Being the same property conveyed to Larry D. Craig, Trustee by Quitclaim Deed from Frances Sue Washburn Hill, an unmarried person of record in Instrument Number 20030806-0111367, Register's Office for Davidson County, Tennessee, dated July 29, 2003 and recorded on August 06, 2003 and within the same deed the said Larry D. Craig, Trustee conveyed his interest in the subject property to Frances Sue Washburn Hill and Diane Anderson, expressly as joint tenants with rights of survivorship, not as tenants in common

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 910 Cleves Street, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of March, 2020.

Diane Anderson

Frances Sue Washburn Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diane Anderson and Frances Sue Washburn Hill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of March, 2020.

Notary Public
My Commission Expires: 11/14/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

