Return To:
Star Title, LLC
06 N. Mt. Juliet Road
Juliet, TN 37122

Karen Johnson Davidson County
Batch# 424952 DEEDWARR
06/24/2020 12:00:03 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200624-0068137

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/26/2020
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Manley Seale and Rebekka Seale	First Horizon Bank	Parcel ID: 083 07 0 201.00
(NAME)	(NAME)	
900 Riverside Drive	165 Madison Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Memphis TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Jordan Michael Anderson and Jessica Anderson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Manley Lamarr Seale and Rebekka Seale, a married couple**, 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, being the southerly portion of the Tract designated "Duncan" on the Plan of Part One, Hanley Subdivision, of record in Book 1424, page 33, Register's Office for Davidson County, Tennessee.

Said property, which is a corner lot, fronts 75 feet on the westerly margin of Riverside Drive and fronts 154 feet on the northerly margin of Eastland Avenue and extends back 159.6 feet on the northerly line and 75 feet on the westerly line, along the easterly margin of L & N Railroad right of way to a point of intersection.

Being the same property conveyed to Jordan Michael Anderson and Jessica Anderson, husband and wife, by deed from Vicki V. Nobles, dated May 9, 2016, of record in Instrument No. 20160519-0050123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 900 Riverside Drive, Nashville, TN 37206

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 our hands this 16 day of June, 2020

Jordan Michael Anderson

Jessica Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jordan Michael Anderson and Jessica Anderson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023