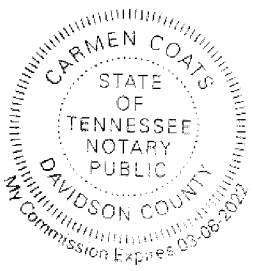
Karen Johnson Davidson County
Batch# 630943 DEEDWARR
05/07/2021 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210507-0061432

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea Laine Francis Ian Tucker Francis	F & M Bank	04108004100
(NAME) 1167 Old Hickory Boulevard	(NAME) 10 Cadillac Drive, Suite 100	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Frances Fuston Anderson, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chelsea Laine Francis and Ian Tucker Francis, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 17 on the map of Hickory Acres Subdivison Section One, not of record, and described according to a survey by Geo. W. Watkins, Surveyor, July 15, 1952, as follows:

Beginning at a point on the southerly margin of Old Hickory Blvd., the common corner of Lots 17 and 18; then with the line between said lots, southwestwardly 263.6 feet to the north line of Lot 2, thence with the north line of Lots 2 and 3, northwestwardly 197 feet to the corner of Lot 16; thence with the line between lots 16 and 17, northeastwardly 311.8 feet to the southerly margin of Old Hickory Blvd.; thence with the margin of the same, southwardly 172 feet to the beginning.

Being the same property conveyed to Frances Fuston and John H. Anderson by Deed from Jesse A. Walsh, unmarried, dated 04/26/1956 and recorded 06/28/1956 of record in Book 2544, Page 77, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John H. Anderson and wife, Frances Anderson by Quitclaim Deed from Catherine H. McGee and also the same property conveyed to Catherine H. McGee by Quitclaim Deed from John H. Anderson and wife, Frances Anderson, dated 07/17/1986 and recorded 07/18/1986 of record in Book 6921, Page 747, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John H. Anderson and Frances Anderson Trustee of the John H. Anderson and Frances Anderson Revocable Trust Agreement by Quitclaim Deed to Trustee from Frances Fuston (now Anderson) and John H. Anderson, dated 11/11/2015 and recorded 11/23/2015 of record in Instrument 201511230118648, Register's Office for Davidson County, Tennessee.

The said John H. Anderson died on 10/20/2019 leaving the said Frances Fuston Anderson the remaining Trustee

Being the same property conveyed to Frances Fuston Anderson by Quitclaim Deed from Frances Anderson Trustee of the John H. Anderson and Frances Anderson Revocable Trust, dated 02/04/2020 and recorded 02/05/2020 of record in Instrument 202002050013307, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1167 Old Hickory Boulevard, Nashville, TN 37207

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of May, 2021.

X _____

Frances Fuston Anderson

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frances Fuston Anderson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of May, 2021.

_____

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022