Karen Johnson Davidson County
Batch# 827412 DEEDWARR
03/24/2022 08:12:39 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20220324-0033712

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36955-02-2022

OFFICIAL SEAL
CRYSTAL D. UNDERWOOD
NOTARY PUBLIC-GEORGIA
BRYAN COUNTY
My Comm. Expires March 7, 2023

STATE OF GEORGIA

COUNTY OF CHATHAM

The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.

Affiant Kelly Suzanne Jones

Subscribed and sworn to before me this 18th day of March, 2022.

Notary Public

My Commission Expires: 03/07/2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christopher Terry, Hannah Terry 7736 Indian Springs Drive Nashville, TN 37221	new owners	Map and Parcel No.: 12809004000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Thomas Anderson-Cayton formerly known as William T. Anderson, Jr. and spouse, Kelly Suzanne Jones** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Terry and Hannah Terry, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7736 Indian Springs Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Title and Escrow, LLC
21st Avenue South
Nashville, TN 37212
Y VRES 23 1736

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18TH day of March, 2022.

William Thomas Anderson-Cayton, formerly known as
William T. Anderson, Jr.

Kelly Suzanne Jones

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ CHATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Thomas Anderson-Cayton, formerly known as William T. Anderson, Jr., and Kelly Suzanne Jones, 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, at office, this 18TH day of March, 2022.

Notary Public

My Commission Expires: 03/07/2023

OFFICIAL SEAL
CRYSTAL D. UNDERWOOD
NOTARY PUBLIC-GEORGIA
BRYAN COUNTY
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Resubdivision of Lots 38, 39, and 40, Dunaway Woods Section One of record in Book 6200, page 116, as corrected by Instrument to Correct Boundary Lines of record in Book 6460, Page 188, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Indian Sprins Drive, said point being the northeasterly corner of the property herein described and the northwesterly corner of Lot No. 39, thence south 15 degrees 05 minutes 00 seconds west 105.00 feet to an iron pin; thence south 6 degrees 53 minutes 00 seconds east 139.00 feet to an iron pin, said pin being located at the southwesterly corner of Lot No. 39; thence, with the westerly line of Lot No. 40, south 35 degress 13 minutes 24 seconds west 163.98 feet to an iron pin, said pin being the southwesterly corner of Lot 40; thence, in a westerly direction a distance of 14.00 feet to an old iron pin; thence, north 6 degrees 11 minutes 47 seconds east 73.72 feet to an old corner stone; thence, north 23 degrees 20 minutes 6 seconds west (erroneously referred to as being north 23 degrees 20 minutes 6 seconds east on said play) 257.24 feet to a nail in an asphalt drive, said nail also being located in the southerly margin of Indian springs Drive; thence with the southerly margin of Indian Springs Drive along a curve with a radius of 385.96 feet, a distance of 147.86 feet to an iron pin; thence, continuing with the southerly margin of Indian Springs Drive, north 66 degrees 21 minutes 56 seconds east 76.00 feet to the point of beginning.

Being the same property conveyed to William T. Anderson, Jr. and spouse, Kelly Suzanne Jones by deed dated February 25, 2011 from Peter Y. Gunn and spouse, Veronica L. Gunn of record in Instrument No. 20110301-0016345, Register's Office for Davidson County, Tennessee. The said William T. Anderson, Jr. now being known as William Thomas Anderson-Cayton.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 6200, Page 116, as Corrected by Instrument to Correct Boundary Lines in Book 6460, Page 188, Register's Office for Davidson County, Tennessee.