39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 936947 DEEDWARR
11/02/2022 12:47:57 PM 2 pgs
Fees: $13.00 Taxes: $3,718.46

20221102-0118395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION, FOUR THOUSAND, NINE HUNDRED, NINETY DOLLARS, AND NO CENTS (1,004,990.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/2

(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, Ste F186
Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Gary M. Anderson, Jr. and Elizabeth Anderson (NAME)	**NEW OWNER** (NAME)	**117 08 0U 001.00**
1229 Battlefield Drive Nashville, Tennessee 37215 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of October, 2022, the undersigned, **MIKE BOOKER AND LAURA N. BOOKER, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **GARY M. ANDERSON, JR. AND ELIZABETH ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1229 A BATTLEFIELD DRIVE NASHVILLE, TENNESSEE 37215** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1229 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1229 Battlefield Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140929-0089691, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Mike Booker and Laura N. Booker, Husband and Wife, by Warranty Deed from Aspen Construction Holdings, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20150330-0027257, in the Register's Office of Davidson County, Tennessee, dated March 25, 2015, and recorded on March 30, 2015. SCRIVENER'S AFFIDAVIT RECORDED IN INST. NO. 20221031-0117293, TO CORRECT LEGAL DESCRIPTION, REGISTER'S OFFICE, DAVISON COUNTY, TN.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of October, 2022.

GRANTOR: MIKE BOOKER

BY: MIKE BOOKER

GRANTOR: LAURA N. BOOKER

BY: LAURA N. BOOKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MIKE BOOKER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of October, 2022.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LAURA N. BOOKER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of October, 2022.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON