WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/14 12:50 3 pgs
Fees:18.00 Taxes:481.00
20140708-0060046

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Deep River Development, LLC	Deep River Development, LLC	09110028800
(NAME)	(NAME)	
~~5819 Maxon Ave~~ →	2550 Meridian Blvd., Suite 350	
(ADDRESS)	(ADDRESS)	
~~Nashville 37209~~ →	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars ($130,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jimmie David Anderson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Deep River Development, LLC**, 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:

TRACT NO. 1: Land in Davidson County, Tennessee, being part of Block "D" on the map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13 to 17 inclusive of the D. F. Cockrill Farms, as of record in Book 332, Page 7, Register's Office for said County, described as follows:
Beginning at a spike in the center of Maxon Avenue at the northwest corner of the property conveyed to John Thomas Thompson and wife, by deed from Robert L. Ray, Sr. and wife, of record in Book 1635, Page 13, said Register's Office; thence with Thompson's westerly line, south 20 deg. 40' west 364.7 feet to an iron pin and stake; thence north 85 deg. 46 ' west 60 feet; thence northwardly 390 feet, more or less, to the center of Maxon Avenue; thence with the center of said Avenue, south 69 deg. East 60 feet to the beginning.
TRACT NO. 2: Land in Davidson County, Tennessee, being part of Block "D" on the map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13 to 17 inclusive of the B. F. Cockrill Farm, as of record in Book 332, Page 7, Register's Office for said County, described as follows:
Beginning in the center of Maxon Avenue at the northwest corner of the property conveyed to Mildred Woodard Thompson and husband by deed from Robert L. Ray and wife of record in Book 1725, Page 75, said Register's Office; thence with Thompson's westerly line southwardly 390 feet more or less, to his southwest corner; thence westwardly 17 feet; thence northwardly 400 feet, more or less, to the center of Maxon Avenue; thence with said Avenue eastwardly 17 feet to the beginning.

BEING the same property conveyed to Jimmie D. Anderson, unmarried by Warranty Deed from Herbert Wayne Gill and wife, Mary Jane Gill dated February 24, 1988 of record in Book 7477, page 491, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Jimmie David Anderson Trustee, and Linda Louise Anderson and their successors in trust, of The Jimmie David Anderson Revocable Living Trust and Linda Louise Anderson Revocable Living Trust by Quitclaim Deed from Jimmie D. Anderson dated May 5, 2003 of record in Instrument No. 20030521-0069021, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jimmie David Anderson by Quitclaim Deed from Jimmie David Anderson, grantor, as Trustee for the Jimmie David Anderson Revocable Living Trust dated September 27, 2004 of record in Instrument No. 20041213-0147684, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Jimmie David Anderson by Quitclaim Deed from Linda Louise Anderson, grantor, individually and as Trustee for the Linda Louise Anderson Revocable Living Trust dated December 6, 2004 of record in Instrument No. 20041213-0147682, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Jimmie David Anderson by Quitclaim Deed from Linda Louise Anderson dated December 6, 2004 of record in Instrument No. 20041213-0147683, 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 5819 Maxon Ave, Nashville, TN 37209

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, has 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 7th day of July, 2014.

Jimmie David Anderson

STATE OF Tennessee

County OF Williamson

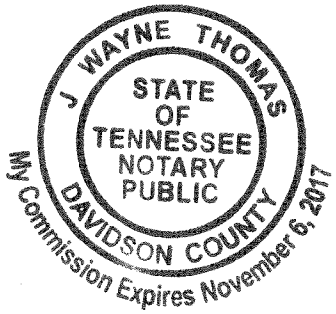
I, Wayne Thomas, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Jimmie David Anderson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th of July, 2014.

Notary Public

My Commission Expires:

(SEAL)

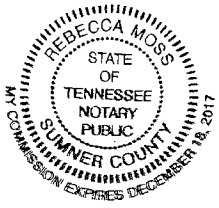


True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
My Commission Expires: 12/18/17



Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122