26450-4
Box 14

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Michael R. Anderson & Karen B. Anderson	{Avenue Bank	}131-05-0-B-307.00CO}
{4440 Fallbrook Boulevard	{111 Corp. Office Dr. Ste. 300	}
{Palm Harbor, FL 34685	{Earth City, MO 63046	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.	14823	}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jeffrey K. Hitchcock and wife, Lia Chen (The "Grantors") have bargained and sold, and by these presents does transfer and convey Michael R. Anderson and wife, Karen B. Anderson (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 307, FOUR SEASONS CONDOMINIUM, as established under Exhibit "D" of Master Deed of record in Book 6841, Page 649, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jeffrey K. Hitchcock, unmarried by Warranty Deed from Elizabeth R. Galbreath, unmarried, recorded on the 8th day of September, 2003 in Instrument No. 20030908-0130763, in the Register's Office of Davidson County, Tennessee.

Lia Chen spouse of Jeffrey K. Hitchcock, joins in this conveyance to convey any interest she may have in subject property particularly any marital interest.

This is improved real property located at 307 Summit Ridge Circle, Nashville, TN 37215.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. All matters and conditions shown on the plat of record in Plat Book 6841, page 649, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $155,000.00.
(
(Kathy Goodson
Affiant
(Subscribed and sworn to before me
(this 30th day of September, 2014.
(
(My Commission Expires: 11/6/17 Notary Public

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

BILL GARRETT, Davidson County
Trans:T20140074570 DEEDWARR
Recvd: 10/03/14 09:02 2 pgs
Fees:13.00 Taxes:573.50
20141003-0091460

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 30th day of September, 2014.

Jeffrey K. Hitchcock

Lia Chen

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Jeffrey K. Hitchcock and wife, Lia Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th day of September, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017