BILL GARRETT, Davidson County
Trans:T20140088863 DEEDWARR
Recvd: 11/25/14 13:05 2 pgs
Fees:13.00 Taxes:697.45
20141125-0108718

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-10027D

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 188,500 .

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF November, 2014.

Lynne Ward
Notary Public

Comunission Expiration: 2/28/17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Steven & Kimberly Anderson 1500 E. 57th Street Loveland, CO 80538	Steven & Kimberly Anderson 1500 E. 57th St. Loveland, CO 80538	062020B23300C0

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack L. Anderson and wife, Marjorie M. Anderson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven A. Anderson and wife, Kimberly R. Anderson

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:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jack L. Anderson and wife, Marjorie M. Anderson by Deed from Charles E. Davis, unmarried, dated 06/12/2014, of record in Instrument No. 20140620-0054216, Register's Office for Davisdon County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 4521 Hawthorne Dr., Nashville, TN 37214

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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 my hand this 11 day of November, 2014.

Jack L. Anderson

Marjorie M. Anderson

STATE OF COLORADO
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack L. Anderson and Marjorie M. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boulder County, Colorado this 11 day of November, 2014.

Notary Public

Commission Expiration: 10-23-2018

DEBORAH ZAHN-HAMILTON
Notary Public
State of Colorado
Notary ID 20024033094
My Commission Expires Oct 23, 2018