BILL GARRETT, Davidson County
Trans:T20150039292 DEEDWARR
Recvd: 05/20/15 12:54 2 pgs
Fees:13.00 Taxes:1357.90
20150520-0046602

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155798

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jina M. Pendel and Sean E. Pendel 7513 Woodstream Drive Nashville, TN, 37221	New Owner	126 16 0A 312.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Seven Thousand and 00/100 Dollars ($367,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVIN B. ANDERSON AND WIFE, VICKY R. ANDERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JINA M. PENDEL AND SEAN E. PENDEL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 225, on the Plan of Final Plat of Riverwalk, Phase 2C, of record in Instrument No. 20041020-0126324 as corrected in Instrument No. 20040130-0011799, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Kevin B. Anderson and wife, Vicky R. Anderson, by Deed dated March 31, 2006 and recorded April 7, 2006, of record in Instrument No. 20060407-0040483, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 7513 Woodstream Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of May, 2015.

Vicky Anderson

VICKY R. ANDERSON

Kevin B Anderson by Vicky R Anderson, Attorney in fact

KEVIN B. ANDERSON BY VICKY R. ANDERSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Vicky R. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this the 7th day of May, 2015.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 7TH day of May, 2015, before me, appeared Vicky R. Anderson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Kevin B. Anderson, and that said instrument was signed in behalf of the said Kevin B. Anderson by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 11/18/18

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD