THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2015. Notary Public MY COMMISSION EXPIRES: 5-3-16 (AFFIX SEAL)

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150053939 DEEDWARR
Recvd: 07/06/15 09:58 2 pgs
Fees:13.00 Taxes:151.70
20150706-0064733

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Dodge		
762 Rodney Drive	New Owner	06904003800
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **L. C. Anderson, Trustee of the L.C. Anderson Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brad Dodge**

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 1:
Land in the 13th Civil District, being the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, page 41, and as revised in Book 1130, page 54, said Register's Office, described according to a survey made by John M. Sullivan, County Surveyor, on August 31, 1948 and described as follows: Beginning on the easterly margin of Highway No. 112 at a point 564.1 feet south of the northwest corner of said Tract No. 9; thence along and in the margin of the easterly side of Highway No. 112, 625.3 feet, more or less in a southerly direction to a point being the south corner of Tract No. 9; thence in a north-easterly direction , N 12 degrees 56' E, 741.6 feet, more or less to a point; thence in a westerly direction, N 86-1/3 degrees W, 52 feet to the point of beginning.

Included in this description but expressly excluded here from is that property conveyed to Emerson B. Smith and wife, Mary E. Smith by deed of record in Book 1759, page 239, said Register's Office, described as follows:

Beginning the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, page 41, and as revised in Book 1130, page 54, said Register's Office; Beginning at a point in the easterly margin of Highway No. 112, 774.1 feet south of the northwest corner of Tract No. 9; thence in a southerly direction with the westerly margin of Highway No. 112, S 8 degrees 15' W, 425.3 feet to the point being the south corner of Tract No. 9; thence in a northeasterly direction in Smith's fence line, N 12 degrees 56' E, 430.6 feet to point; thence N 86 -1/3 degrees W, 30 feet to the point of beginning.

Tract II:
A tract of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 52 feet east of the easterly margin of Highway No. 112; said point being the northeast corner of the property conveyed to A. E. Krantz and wife, Agnes Krantz by deed of record in Book 1639, page 297, said Register's Office; thence with Krantz east line S 12 degrees 15' W, 219 feet, more or less, to the northeast corner of property conveyed to E. B. Smith and wife, by deed from A. E. Krantz dated October 3, 1949; thence eastwardly 40 feet to a point; thence northwardly 217 feet to a 92 feet east of the easterly margin of Highway No. 112; thence westwardly 49 feet to the beginning.

And being further described as follows:
Land located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee on the easterly margin of Clarksville Pike, South of Kings Lane, said land being bounded on the North by Bruce Howard, Jr., on the West by Word of Life Christian Center, Inc. and on the South by Metropolitan Government of Nashville and Davidson County, Tennessee, said land being all of Tract 1 and Tract II shown in Instrument No. 20051104-0134204, Register's Office for Davidson County, Tennessee, described according to a survey dated 7-24-06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. N0. 1838) as follows Beginning at an iron rod (old) in the easterly margin of Clarksville Pike, the Northwest Corner of Metropolitan Government of the City of Nashville and Davidson County (Book 11484, page 582, Register's Office for Davidson County, Tennessee - Lot 3, Bordeaux Library Subdivision, Book 11190, page 72, Register's Office for Davidson County, Tennessee)and the Southwest Corner of the herein described tract.

Thence with the easterly margin of Clarksville Pike N 08 degrees 15' 00" E, 212.62 feet to an iron rod (old), the Southwest Corner of Bruce Howard, Jr., (Book 5613, page 37, Register's Office for Davidson County, Tennessee) and the Northeast Corner of the herein described tract.

Thence leaving Clarksville Pike with the South line of Howard S. 85 degrees 30' 58" E., 91.30 feet to an iron pipe (old), a common corner with Word of Life Christian Center, Inc. (Book 11471, page 909, Register's Office for Davidson County, Tennessee) and the Northwest corner of the herein described tract. Thence with the west line of Word of Life Christian Center, Inc. S 12 degrees 31' 44" W, 217.73 feet to an iron rod (old)in the northerly line of Metropolitan Government, lot 3, Bordeaux Library Subdivision and the Southeast Corner of the herein described tract. Thence N 82 degrees 53' 17" W, 74.87 feet to the point of beginning and containing 0.41 acres more or less.

Being the same property conveyed to Southeast Investments, LLC, a Tennessee limited liability company by corrective quitclaim deed from Eaton Family Properties, A Tennessee general partnership of record in Instrument No. 20060825-0105352 Register's Office for Davidson County, Tennessee, dated 08/22/2006 and recorded on 08/25/2006, correcting deed of record in Instrument No. 20051104-0134204.

Being part of the property conveyed to Citizens Tri-County Bank by Successor Trustee's deed from Darlene T. Marsh, Successor Trustee of record in Instrument No. 20130201-0010793 Register's Office for Davidson County, Tennessee, dated 02/01/2013 and recorded on 02/01/2013.

Being the same property conveyed to L. C. Anderson, Trustee of the L. C. Anderson Living Trust by Special Warranty Deed from Citizens Tri-County Bank of record in Instrument No. 20150406-0029501 Register's Office for Davidson County, Tennessee, dated 03/31/2015 and recorded on 04/06/2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4010 Clarksville Pike, Nashville, TN 37218.**

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, have 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 my hand( ) this the 2nd day of July, 2015.

L.C. Anderson Living Trust

L.C. Anderson, Trustee

L.C. Anderson, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **L.C. Anderson** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **L.C. Anderson Living Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **L.C. Anderson** as such **Trustee**.

Witness my hand and seal this the 2nd day of July, 2015.

My Commission expires 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **L.C. Anderson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of July, 2015.

My Commission expires 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public