BILL GARRETT, Davidson County
Trans:T20150076969 DEEDWARR
Recvd: 09/10/15 10:14 2 pgs
Fees:13.00 Taxes:947.20
20150910-0091877

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15586FA

Send Tax Bills To:
New Owner

New Owner is:
SAE Properties, LLC
3624 Rainbow Place
Nashville, TN 37204-3821

MAP: 093-10-0A

PARCEL: 445.00 CO

WARRANTY DEED

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 is hereby acknowledged, **William J. Anderson, Trustee of the Joseph Earl Anderson Living Trust, dated April 21, 2015**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **SAE Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **445 2nd Avenue South, Nashville, TN 37201**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, State of Tennessee, described as follows, to wit:

Unit Number 445 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, Page 411, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to William J. Anderson, Trustee of the Joseph Earl Anderson Living Trust dated April 21, 2015, by Quitclaim Deed from Joseph E. Anderson, dated 5/26/15 and recorded 6/4/15 in Instrument No. 20150604-0052138; and being the same property previously conveyed to Joseph E. Anderson, unmarried, by Warranty Deed from The Estate of John R. Bright, dated 7/6/98 and recorded 7/10/98 in Book 11015, Page 498, in the Register's Office of Davidson County, Tennessee.

BA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of September, 2015.

GRANTOR(S):

William J. Anderson, Trustee

William J. Anderson, Trustee

_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William J. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Trustee** of the **Joseph Earl Anderson Living** the within named bargainor, and that he as such **Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of September, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

_____
NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$256,000.00**.

William J. Anderson, trustee.
AFFIANT

SWORN TO and subscribed before me this 8th day of September, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

_____
NOTARY PUBLIC
My commission expires:_____