RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150086726 DEEDWARR Recvd: 10/12/15 13:32 2 pgs Fees:13.00 Taxes:506.90 20151012-0103638

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012148

MAP - PARCEL NO: 75-4-5.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
FIRSTBANK	GERALD E. ANDERSON	FIRSTBANK
318 Seaboard Lane	CHERYL W. ANDERSON	318 Seaboard Lane
Suite 205	220 Truman Road West	Suite 205
Franklin, TN 37067	Franklin, TN 37064	Franklin, TN 37067

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 of which is hereby acknowledged, I, **KRISNA REEVES, unmarried,** have bargained and sold and by these presents do transfer and convey unto **GERALD E. ANDERSON and wife, CHERYL W. ANDERSON**, their heirs and assigns forever, the following described property, to wit:

Being Lot No. 153 on the Plan of Tulip Grove, Section 3, as of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Columbus Drive, common to lots 152 and 153, said lot extends back along the westerly line 114.38 feet to a point common to Lots 151, 153 and 154; thence southeasterly 146.95 feet to a point on Columbus Drive common to lots 153 and 154; thence westerly 115.00 feet to the point of beginning.

Being the same property conveyed to A. K. Reeves Management, LLC by Quitclaim Deed from Krisna Reeves, of record in Instrument No. 20100212-0011213, Register's Office for Davidson County, TN, dated February 2, 2010 and recorded on February 12, 2010. See Quitclaim Deed from A. K. Reeves Management, LLC (aka AK Reeves Management LLC) to Krisna Reeves, of record in Instrument No 20151012-0103637 **, Register's Office for Davidson County, Tennessee.**

This is improved property known as 520 Columbus Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years, are a lien but are not yet due and payable.
2. All matters as shown on the plan of record in Plat Book 3700, page 146, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 8th day of October, 2015.

Krisna Reeves
KRISNA REEVES

By: _____
Mark Hartzog, Attorney in Fact of record in Instrument No. 20151012-0103608 RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of October, 2015, before me personally appeared **MARK HARTZOG,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **KRISNA REEVES**, and who acknowledged that he executed the same as the free act and deed of **KRISNA REEVES**.

WITNESS my hand and seal, at office, on this 8th day of October, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$137,000.00**.

Affiant

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

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY