THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095252** BILL GARRETT, Davidson County Trans:T20150092796 DEEDWARR Recvd: 10/30/15 15:41 2 pgs Fees:13.00 Taxes:370.00 20151030-0110845	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. Affiant Subscribed and sworn to before me, this 23rd day of October, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jeremy Leggo and William Jontz 128 FERN AVE Nashville TN 37207-5340	Send Tax Bills To: ~~New Owner~~ HIGHLAND HOMES, LLC 1503 TULIPER ST. OLD HICKORY, TN 37138	Tax Information: Tax Parcel ID No. 71-14-88.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Anderson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Highland Homes, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 24, in the Map of Weakley and Dodd's Subdivision of Lot 17, Brooklyn Plan, of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to William J. Anderson, married by Warranty Deed from Ralph Edwards, married, recorded on the 17th day of August, 2015 in Instrument No. 20150817-0082508, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEAKLEY AND DODD'S SUBDIVISION OF LOT 17, BROOKLYN PLAN, as recorded in Plat Book 57, Page(s) 126.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Possible encroachment of existing building(s) as disclosed by the Davidson County Tax Assessors Map.

Matters which may arise due to unrecorded Power of Attorney in the execution of Substitute Trustee recorded in Book 11612, Page 335 and the foreclosure of deed of trust recorded in Book 10275, Page 149.

This is improved property located at 128 FERN AVE Nashville TN 37207-5340

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2015.

William J. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018