WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/18

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-JG-15-4806

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Andersen and Merry Andersen	**New Owner**	
(NAME)	(NAME)	
5301 California Ave.		**067-00-0-094-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **R. SHANE STEPHEN AND WIFE, ELIZABETH K. GRADY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AARON ANDERSEN AND WIFE, MERRY ANDERSEN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Beginning at an iron pin located in a curve in the eastern right-of-way of Old Hickory Boulevard, said pin is 273, more or less, feet south of the southwest corner of the Ronald Simpkins tract as of record in Book 4673, page 60, Register' s Office for Davidson County, Tennessee; thence leaving said right-of-way South 64 deg. 15 min. 14 sec. East 298.84 feet to an iron pin; thence North 71 deg. 47 min. 33 sec. East 715.00 feet to an iron pin being the northeast corner of the tract described herein; thence leaving said iron pin South 18 deg. 24 min. 04 sec. East 200.04 feet to an old iron fence post; thence leaving said post South 17 deg. 41 min. 53 sec. West 501.67 feet to an iron pin, being the southeast corner of the tract described herein and the northeast corner of the property conveyed to W. E. Rogers by deed of record in Book 1718, page 249; thence leaving said iron pin North 75 deg. 50 min. 07 see. West 673.31 feet to an iron pin; thence North 71 deg. 16 min. 14 sec West 324.00 feet to an iron pin located in the eastern right-of-way of Old Hickory Boulevard, being the southwest corner of the tract described herein and the northwest corner of the W. E. Rogers property; thence with said right-of-way North 19 deg. 33 min. 58 sec. East 241.08 feet to a point, the beginning of a curve to the left; thence with the chord of said curve having a radius of 930.0 feet and a length of 80.00 feet, North 17 deg. 06 min. 06 sec. East 79.98 feet to the point of beginning, containing 10.0 acres, more or less.

Being the same property conveyed to Kimberly Smith by warranty deed from Clarence Odle and wife, Margaret Odle of record in Instrument No. 20021115-0141856 Register's Office for Davidson County, Tennessee, dated 11/14/2002 and recorded on 11/15/2002. Being also known as 4806 Old Hickory Boulevard Nashville, TN 372184015.

Being the same property conveyed to Kimberly Smith and R. Shane Stephen as tenants in common with right of survivorship by quitclaim deed from Kimberly Smith, unmarried of record in Instrument No. 20110906-0068857 Register's Office for Davidson County, Tennessee, dated 08/04/2009 and recorded on 09/06/2011. Being also known as 4806 Old Hickory Boulevard Nashville, TN 372184015.

Being the same property conveyed to R. Shane Stephen by bankruptcy trustee's deed from Dina L. Anderson, Trustee of the bankruptcy estate of Kimberly Smith of record in Instrument No. 20120716-0062370 Register's Office for Davidson County, Tennessee, dated 07/11/2012 and recorded on 07/16/2012. Being also known as 4806 Old Hickory Boulevard Nashville, TN 372184015.

Being the same property conveyed to R. Shane Stephen and wife, Elizabeth K. Grady by quitclaim deed from R. Shane Stephen of record in Instrument No. 20130926-0101039 Register's Office for Davidson County, Tennessee, dated 09/18/2013 and recorded on 09/26/2013.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20150098172 DEEDWARR
Recvd: 11/18/15 14:05 2 pgs
Fees:13.00 Taxes:351.50

20151118-0117091

This is improved property known as: **4806 Old Hickory Boulevard , Nashville, Tennessee 37218-4015**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF NOVEMBER, 2015.

R. Shane Stephen 11/14/15

Elizabeth K. Grady 11/14/15

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. SHANE STEPHEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2015.

Notary Public
My Commission Expires: 6/16/19
(SEAL)

JUANA L VEA LOPEZ NOTARY PUBLIC MARICOPA COUNTY, ARIZONA COM. EXP. 6-16-19

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH K. GRADY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2015.

Notary Public
My Commission Expires: 6/16/19
(SEAL)

JUANA L VEA LOPEZ NOTARY PUBLIC MARICOPA COUNTY, ARIZONA COM. EXP. 6-16-19

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212