THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105544**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $244,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2015. Notary Public My Commission Expires: 7.3.2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20150098947 DEEDWARR
Recvd: 11/20/15 11:19 2 pgs
Fees:13.00 Taxes:902.80
20151120-0117926

WARRANTY DEED

Address New Owner: Garry Anderson 5113 Ander Drive Brentwood TN 37027-8870	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181100E01100CO

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, **Jamie N. Trahan, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garry Anderson**, ("Grantor"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plat of High Point, Phase 1, Section 1, of record as Instrument No. 20101216-0100068 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jamie N. Trahan, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 1st day of November, 2011 in Instrument No. 20111101-0084947, 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 2016 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 HIGH POINT, PHASE 1, SECTION 1, as recorded in Instrument No. 20101216-0100068.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110603-0042709

Charter of High Point Homeowners Association, Inc. recorded at Instrument No. 20100113-0003233.

Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances , recorded in Instrument Nos. 20090309-0020488 and 20090309-0020517.

Easement to Comcast of Nashville I, LLC , recorded in Instrument No. 20090714-0065912.

Easement for Sanitary Sewer, Waterline and Appurtenances , recorded in Instrument No. 20110411-0027742.

Easement retained at Instrument No. 20100628-0050273.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090309-0020470.

Non-Exclusive Easement crossing portion of High Point Investors, LLC property set out in Deed recorded at Instrument No. 20080214-0014939.

Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement recorded at Instrument No. 20090805-0073466.

This is improved property located at 5113 Ander Drive Brentwood TN 37027-8870

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 18th day of November, 2015.

Jamie N. Trahan

Jamie N. Trahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 18th day of November, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018