BILL GARRETT, Davidson County
Trans:T20160024283 DEEDWARR
Recvd: 03/28/16 08:50 4 pgs
Fees:23.00 Taxes:70.30

20160328-0028274

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $19,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Anderson Real Estate Investments, LLC 1319 D. Ann Drive Murfreesboro, TN 37129-6478	New Owner	081-15-0-121.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **H&S Development, a California Partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anderson Real Estate Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 75 and 76 on the Plan of J.M.T.J and G.W. Hardings of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning with the Westerly Margin of 18th Avenue North, Formerly Salem Street, 60 Feet Northerly from the Northerly 30 feet, 10 inches; thence Westerly 105,4 feet more or less, to a point on the line between Lots 67; and 77.90 feet Northerly from the Northerly margin of Formaso Street; thence with said line, Southerly 30 feet to a point 60 feet Northerly from the Northerly margin of said Street; thence Easterly 110 feet more or less, to the beginning.

Being the same property conveyed to H&S Development, a California Partnership by Special Warranty deed from Homesales, Inc. of record in Instrument No. 20080806-0081213 Register's Office for Davidson County, Tennessee, dated July 23, 2008 and recorded on August 06, 2008.

This property is improved property known as **1615 Dr. DB Todd Jr. Boulevard, Nashville, TN, 37208-2444.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 14th day of March, 2016.

H&S Development, a California Partnership

By: _____
Joel D. Sims
Its: Partner

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joel D. Sims, Member of H & S Development, a California Partnership,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership as such Partner.

Witness my hand and official seal at this 14th day of March, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016024230

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 14th day of March, 2016.

H&S Development, a California Partnership

By: _____
Rick L. Hawker
Its: Partner

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Rick L. Hawker, Member of H & S Development, a California Partnership,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership as such Partner.

Witness my hand and official seal at this 14th day of March, 2016.

_____
Notary Public

SEE CA NOTARY ATTACHMENT

My Commission expires: _____

FILE NO: 2016024230

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On 3/11/16 before me, Monica R Sierra, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Rick L Hawker
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

MONICA R. SIERRA
Commission # 2102688
Notary Public - California
Santa Clara County
My Comm. Expires Apr 8, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 3/11/16
Number of Pages: two Signer(s) Other Than Named Above: Wife

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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