Davidson County DEEDWARR Recvd: 05/12/16 12:44 3 pgs Fees:18.00 Taxes:351.50 **20160512-0047487**

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me,
this 2nd day of May, 2016.

Notary Public
My commission expires:

03-1604-38544

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ridgemont Homes 7123 Crossroads Blvd. Ste. E Brentwood, TN 37027	Ridgemont Homes, LLC 7123 Crossroads Blvd. Ste. E Brentwood, TN 37027	072-11-0264.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willie L. Anderson and Kimberly Dawn Anderson, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ridgemont Homes LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of W. J. Meyers Subdivision, of record in Book 332, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said Lot fronts 50 feet on the east side of Burns Avenue and runs back between parallel lines, 150 feet to an alley.
>
> Being a part of the same property conveyed to Willie L. Anderson by Quitclaim Deed from Marion L. Anderson, dated January 26, 2016, recorded February 1, 2016, of record in Instrument No. 20160201-0009538, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2301 Burns Street, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Kimberly Dawn Anderson joins in this conveyance in order to convey any and all interest she may have in the above described property.

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 2nd day of May, 2016.

Willie L. Anderson

Kimberly Dawn Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Willie L. Anderson and Kimberly Dawn Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of May, 2016.

State of Tennessee at Large

My Commission expires: 9/26/2018



True Copy Certification

I, KEVIN HEFFELMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

CECILIA M. HENSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019