BILL GARRETT, Davidson County
Trans:T20160056257 DEEDWARR
Recvd: 07/01/16 09:29 3 pgs
Fees:18.00 Taxes:925.00

20160701-0067371

This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3085S**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jillian R. Hayden and Brandon S. Hayden, wife and husband,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Fred W. Anderson A Professional Corporation, Employee Benefit Plan**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38, Moss-Wood Subdivision, Section 2, as shown on plat of record in Plat Book 2900, page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jillian R. Hayden and Brandon S. Hayden, husband and wife, by Quitclaim Deed from Jillian R. Hayden, a married woman, dated 10/07/2014 and filed for record in Instrument Number 20141009-0093828, Register's Office for Davidson County, Tennessee.

This is property also known as 634 Waco Drive, Nashville, TN 37209.
Map and Parcel: 91-5-96.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30 day of June, 2016.

Jillian R. Hayden -Grantor

Brandon S. Hayden -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jillian R. Hayden and Brandon S. Hayden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2016.

GERALD A. SMITH JR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 4-14-18

Grantee(s) Name, Address:	Send Tax Statement To:
Fred W. Anderson	
634 Waco Drive	Same
Nashville, TN 37209	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 3rd day of June, 2016.

Affiant

(Seal)

Notary Public

GERALD E. SMITH, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:

1-14-18