SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Robert Charles Anderson, Jr.
1319 Billingham Dri.
Murfreesboro, TN 37128

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP AND PARCEL: 13307006300

Davidson County DEEDWARR
Recvd: 07/18/16 15:20 2 pgs
Fees:13.00 Taxes:166.50
20160718-0073720

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **CHARLES ANDERSON AND BARBARA ANDERSON,** has this day bargained and sold and do hereby transfer and convey unto, **ROBERT CHARLES ANDERSON, JR. AND RHONDA HAWKINS ANDERSON,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Norma Heights Subdivision, of record in Book 1835, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description fo said lot.

Being the same property conveyed to Charles Anderson and Barbara Anderson by Warranty Deed from Marguerite Bradford, Executrix under the Last Will and Testament of James R. Magness, R., on August 1, 2001, and filed for record in Instrument No. 20010806-0084112, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 3717 Norma Drive Nashville, Tennessee 37211

POSSESSION of premises with delivery of deed.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which will be paid in full by the buyer.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 18th day of July, 2016.

Charles Anderson

Barbara Anderson

TRUE COPY CERTIFICATION

I, EILEEN SMITH, 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.

EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Roberson, a notary public for this county and state, Eileen Smith, 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: 11/15/17

Notary Seal:

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Charles Anderson and Barbara Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 18th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $45,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 18th day of July, 2016.

NOTARY PUBLIC

My commission expires: 7/23/18