#33108

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of September, 2016. Notary Public My commission expires: _____

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARR
Recvd: 09/07/16 14:30 3 pgs
Fees:18.00 Taxes:18500.00
20160907-0094170

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Charles W. Hand, Jr.	New Owner	**144-01-0-005-00**
1303 Chickering Rd		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Candace A. Anderson and Allen F. Anderson, wife and husband,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda R. Koon, Trustee of the 1303 Chickering Trust under agreement dated July, 1 2016, with full power to sell, mortgage, convey or otherwise alienate without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th formerly the 11th, Civil District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 2, Northerly 16 feet of Lot No. 3 and a tract of 3.8 acres as shown on the plan of the property of Edwin Warner's S/D of a 75 acre tract, not of record described according to a survey made by James A. Hamilton, Jr., Surveyor, February 26, 1955, as follows:

Beginning on the Westerly margin of Belle Meade Pike, or Chickering Road, at the Southeast corner of the property conveyed to E. E. Wilson and wife, by deed from Ann R. Caldwell and husband, of record in Book 1005, page 383, Register's Office for said County, being also the Southeast corner of Lot No. 1; thence with the southerly line of said Lot No. 1, North 80 degrees West 450 feet to the Northeast corner of Lot No. 2, and continuing in the same direction with the line between said Lots Nos. 1 and 2, 102 feet, in all 552 feet; thence South 10 degrees West 385 feet to a point, which is 16 feet South of the corner of Lots Nos. 2 and 3; thence South 80 degrees east 549.92 feet to the Westerly margin of said Belle Meade Pike, or Chickering Road; thence with the same North 10 degrees 18 minutes 40 seconds East 385 feet to the beginning.

Being the same property conveyed to Candace A. Anderson by quitclaim deed from Allen F. Anderson, M.D. of record in Book 9430, page 128, Register's Office for Davidson County, Tennessee, dated 07/14/1994 and recorded on 08/05/1994. 5.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.
This is improved (__X__) unimproved (____) property known as 1303 Chickering Rd, Nashville, TN 37215.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/OUR HANDS EFFECTIVE AS OF September 2, 2016:

Candace Anderson

Candace A. Anderson

Allen F. Anderson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Candace A. Anderson and Allen F. Anderson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of September, 2016.

My Commission Expires: 5-25-20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20161348R

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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:
Notary Seal:

