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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2017

Notary Public
My commission expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170032452 DEEDWARR
Recvd: 04/18/17 11:52 2 pgs
Fees: 13.00 Taxes: 888.00
20170418-0037716

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Baxter	Acopia Home Loans	051-14-0-003.00
326 Walton Lane	306 Northcreek Blvd	
Madison, TN 37115	Goodlettsville TN 37072	

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, **Anderson Real Estate Investments, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ashley Baxter,** unmarried 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 the Southwest part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, of record in Book 421, Page 37, Register' s Office for Davidson County, Tennessee, as described as follows:

Beginning at a point in the Northerly margin of Public Road at the common corner of Lots Nos. 15 and 16 on said Plan; thence with the dividing line between said lots Northerly 314 feet to a point, thence at right angles parallel to the above mentioned road, Easterly 105 feet to a point; thence Southerly parallel to the dividing line between said Lots Nos. 15 and 16, Southerly 314 feet to the Northerly margin of Public Road; thence Westerly with the Northerly margin of said Road 105 feet to the point of beginning.

Being the same property conveyed to Anderson Real Estate Investments, LLC, from Natalie Kaplan, by Warranty Deed and recorded on December 2, 2016 of record Instrument Number 20161202-0126576, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 326 Walton Lane, Madison, TN 37115

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.

Rec't return
SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

7978

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 13th day of April, 2017.

Anderson Real Estate Investments, LLC

By: _____
Michael Shawn Anderson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Shawn Anderson Sole Member of Anderson Real Estate Investments, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Sole Member.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of April, 2017.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017035153