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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2017

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Anderson REI, LLC | Meridian Capital Group, LLC | 072-14-0-182.00 |
| 1407 N. 14th Street | 5115 Maryland Way | |
| Nashville, TN 37206 | Brentwood, TN 37027 | |

## 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, **Georgia Parrish Wilkerson and husband, Lloyd Wilkerson and Michael Parrish,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anderson REI, LLC, a Tennessee limited liability company,** 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 Lot No. 5 on the Plan of Looney's Subdivision of Lot 38 and West 50 feet of Lot 39 in the H.M. Doak's Subdivision, of record in Plat Book 843, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Georgia Wilkerson and husband, Lloyd Wilkerson and Michael Parrish by Quitclaim deed from Georgia Wilkerson f/k/a Georgia Parrish and Michael Parrish of record in Instrument No. 20100429-0032566 Register's Office for Davidson County, Tennessee, dated July 22, 2008 and recorded on April 29, 2010. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1407 N. 14th Street Nashville, Tennessee 37206.

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 1407 N. 14th Street, Nashville, TN 37206

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.

BILL GARRETT, Davidson County
Trans:T20170038467 DEEDWARR
Recvd: 05/05/17 13:44 2 pgs
Fees:13.00 Taxes:444.00
20170505-0044926

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 27th day of April, 2017.

Georgia Parrish Wilkerson

Georgia Parrish Wilkerson

Lloyd Wilkerson

Lloyd Wilkerson

Michael Parrish

Michael Parrish

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 **Georgia Parrish Wilkerson and Lloyd Wilkerson and Michael Parrish,** 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.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of April, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017045165