THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511784

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170050209 DEEDWARR
Recvd: 06/13/17 09:01 2 pgs
Fees:13.00 Taxes:925.00

20170613-0058981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is grater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this31st day of May, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ben Wilson and Scott Baker 1709 GOLF CLUB RD Old Hickory TN 37138-2756	New Owner	Tax Parcel ID No. 05307000400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged **Josh Anderson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ben Wilson, a married man and Scott Baker, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a Westerly portion of Lot No. 50 on the Revised plan of Section E, village of Old Hickory, of record in Plat Book 1424, Page 132, Register's Office for said County.

Said part of said lot No. 50 fronts 73 feet on the Easterly side of Colt Club Road (formerly Ball Park Road), and extends back 267.2 feet on the Southerly lien and 265.9 feet on the Northerly line to a line in the rear on which it measures approximately 73 feet.

Being the same property conveyed by Warranty Deed from Donald Jones and Louise Jones to Josh Anderson as recorded on the 13th day of May, 2016 in Instrument No. 20160513-0047739 and Deed from George L. Thomas, III and wife, Dora P. Thomas to Donald N. Jones, Jr. and wife, Louise F. Jones as recorded on the 7th day of February, 1996 in Deed Book 9940, Page 258, in the Register's Office of Davidson County, Tennessee.

Said property was never primary marital residence of Grantor,

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF OLD HICKORY REVISED PLAN OF SECTION E, as recorded in Plat Book 1424, Page(s) 132, Property Surveys recorded in Plat Book 1424, Page 69 and Plat Book 1835, Page 87.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Utilities, recorded in Book 626, Page 556, Book 662, Page 743 and Book 2017, Page 507.

This is improved property located at 1709 GOLF CLUB RD Old Hickory TN 37138-2756

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2017.

Josh Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, First American Exchange Company, LLC as QI for Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2017.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018