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 $54,500.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Anderson Real Estate	Meridian Capital Group	162-01-0-001.00
363 Strasser Drive	5115 Maryland Way	
Nashville, TN 37211	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, **Cinthia A. Yates, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anderson Real Estate Investments, 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. 25 on the Map of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 88 feet on the south side of Strasser Drive and runs back between lines, 167 feet on the west line and 170 feet on the east line to a dead line in the rear on which it measures 88 feet.

Being the same property conveyed to Cinthia A. Yates, unmarried, by Partition Deed from Mitchell A. Jenkins, married, party of the first part, and Pamela A. Perry, unmarried, party of the second part, and Cinthia A. Yates, unmarried, party of the third part, dated May 13, 2015, of record as Instrument No. 20150709-0066717, Register's 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 **363 Strasser Drive, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20170051729 DEEDWARR
Recvd: 06/16/17 14:02 2 pgs
Fees:13.00 Taxes:201.65
20170616-0060781

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.

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 8th day of June, 2017.

Cinthia A. Yates

Cinthia A. Yates

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 **Cinthia A. Yates,** 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 8th day of June, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017065300