BILL GARRETT, Davidson County
Trans:T20170058120 DEEDWARR
Recvd: 07/07/17 12:21 2 pgs
Fees:13.00 Taxes:1134.05

20170707-0068480

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 1163931,
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $306,500.00.

M. Witherspoon
Affiant

Subscribed and sworn to before me, this 7th day of July, 2017.

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/3/2020

Address of New Owner:	Send Tax Bills to:	Tax Information
ERIC ANDERSEN 7048 NORTHRIDGE DRIVE NASHVILLE, TN 37221	~~New Owner~~ MIG 8320 E Walker Springs Ln Ste 200 Knoxville, TN 37923	142130A02500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK L. STEVENS AND WIFE, MEGAN E. STEVENS,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ERIC ANDERSEN AND JILLIAN ANDERSEN, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF PHASE I, RIVERSIDE OF RECORD IN PLAT BOOK 6900, PAGE(S) 491 and 492, IN THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IF HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICK L. STEVENS AND WIFE, MEGAN E. STEVENS, BY WARRANTY DEED FROM JEREMY POLING AND WIFE, ALISHA POLING, BY WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20140221-0014837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 20, 2014, AND RECORDED ON FEBRUARY 21, 2014.

This property is improved property known as 7048 NORTHRIDGE DRIVE, NASHVILLE, TENNESSEE 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

itself, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 30th day of June, 2017.

PATRICK L. STEVENS

MEGAN E. STEVENS

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, PATRICK L. STEVENS AND MEGAN E. STEVENS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Chattanooga, Tennessee (CITY, STATE), this 30 day of June, 2017.

Notary Public

My Commission expires: 3/7/21 (seal)

KRISTEN CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY