BILL GARRETT, Davidson County
Trans:T20170058151 DEEDWARR
Recvd: 07/07/17 13:17 2 pgs
Fees:13.00 Taxes:1202.50
20170707-0068524

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Cody Anderson & Andrea Anderson
514 Richmar Drive
Nashville, TN 37211

SEND TAX BILL TO:

Same

MAP/PARCEL 146-04-0-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan Rawlings-Blizzard, unmarried and Jason Blizzard, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Cody Anderson and Andrea Anderson, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 725 on the Plan of Section Eleven, Caldwell Hall of record in Plat Book 3300, Page 54, 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 Joan Rawlings-Blizzard and husband, Jason Blizzard by Warranty deed from Gid R. Suddarth and Virginia P. Suddarth, Trustees of The Suddarth Family Revocable Living Trust of record in Instrument No. 20130801-0080113 Register's Office for Davidson County, Tennessee, dated July 20, 2013 and recorded on August 01, 2013.

This is improved property known as: **514 Richmar Drive, Nashville, Tennessee 37211**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 21st day of June, 2017.

WITNESS MY HAND on this the 21st day of June, 2017

Joan Rawlings-Blizzard

Jason Blizzard

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joan Rawlings-Blizzard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of June, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason Blizzard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of June, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-19-2020

File No: 170391