Davidson County DEEDWARR
Recvd: 07/18/17 11:18 4 pgs
Fees:23.00 Taxes:1383.80
20170718-0072174

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
406 Bristol Investments LLC 1801 B 6th Ave N Nashville, TN 37208	406 Bristol Investments, LLC 125 12th Ave N Nashville TN 37203	081-08-0B001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joel Anderson and Ashley Anderson, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto 406 Bristol Investments LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County being Unit No. 1, as shown on Exhibit A on the Master Deed from Buchanan Street Townhomes, of record in Instrument No. 20060524-0060916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel Anderson and Ashley Anderson, husband and wife by Warranty deed from Michael Hammock and Elizabeth Hammock, husband and wife of record in Instrument No. 20141223-0117594 Register's Office for Davidson County, Tennessee.

Being also known as 1801 B 6th Ave N, Nashville, Tennessee 37208.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1801 B 6th Ave N, Nashville, Tennessee 37208

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 14 day of July, 2017.

Joel Anderson

Ashley Anderson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Diego

On July 14, 2017 before me, Raquel R. Fang, notary public
(insert name and title of the officer)

Personally appeared Ashley Koch Anderson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

RAQUEL R. FANG
Commission # 2137312
Notary Public - California
San Diego County
My Comm. Expires Dec 17, 2019

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joel Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____,(city) _____,(state) on this the _____ day of July, 2017.

Notary Public

My Commission Expires:

Witness my/our hand(s) this 14 day of July, 2017.

Joel Anderson

Ashley Anderson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ CO
COUNTY OF Denver

On July 14th 2017 before me, Lindsey Brock Elam
(insert name and title of the officer)

Personally appeared Joel Anderson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

LINDSEY BROCK ELAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114020626
MY COMMISSION EXPIRES 04/19/2019

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joel Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____,(city) _____,(state) on this the _____ day of July, 2017.

Notary Public

My Commission Expires:

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

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 Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY