RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this the 1st day of August, 2017. Notary Public My commission expires: August 4, 2020

Davidson County DEEDWARR
Recvd: 08/02/17 14:31 3 pgs
Fees:18.00 Taxes:869.50
20170802-0078782

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Aaron P Andersen	SWBC Mortgage Corp.	067-00-0-123.00
4810 Old Hickory Blvd	9311 San Pedro #100	
Nashville, TN 37218	San Antonio, TX 78216	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Derek Dawn Daman, an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron P Andersen and Merry P Andersen, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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, described as follows:

Beginning at an iron pin located in the Eastern R.O.W. of Old Hickory Boulevard, being the Northwest corner of the tract described herein and the Southwest corner of the property conveyed to Ronald Simpkins, by deed of record in Book 4673, Page 60; thence leaving said Eastern R.O.W. along a fence North 73 degrees 38' 30" East 1,466.97 feet to an iron pin located in James W. Stewart's Western line and also being the Northeast corner of the tract described herein; thence leaving said iron pin South 30 degrees 53' 54" East 575.83 feet to an iron pin; thence South 36 degrees 19' 53" West 383.99 feet to an iron pin, the Southeast corner of the tract described herein; thence leaving said iron pin North 87 degrees 05' 14" West 503.99 feet to an old iron fence post; thence leaving said point North 18 degrees 24' 04" West 200.04 feet to an iron pin; thence South 71 degrees 47' 33" West 715.0 feet to an iron pin; thence North 64 degrees 15' 14" West 294.84 feet to an iron pin located in a curve to the left in the eastern R.O.W. of Old Hickory Boulevard; thence with the chord of said curve having a radius of 930.0 feet and a length of 167.80 feet, North 9 degrees 27' 55" East 167.57 feet to a point; thence North 4 degrees 17' 58" East 105.23 feet to the point of beginning, containing 20.1 acres, more or less.

Being the same property conveyed to Derek Dawn Daman, an unmarried person by Warranty Deed from Clarence Edwin Odle, married of record in Instrument No. 20131216-0126566 Register's Office for Davidson County, Tennessee, dated December 09, 2013 and recorded on December 15, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4810 Old Hickory Blvd, Nashville, TN 37218.

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF August 1, 2017:

Derek Dawn Daman

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Derek Dawn Daman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of August, 2017.

My Commission Expires: 3/10/2019

Notary Public

20171381C

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

