WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$343,000.00.**

Affiant

Subscribed and sworn to before me this 22nd day of August, 2017.

Notary Public
My Commission expires: 8/5/19
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Russell J. Anderson	Fifth Third Mortgage Company	07313007400
2503 Sheridan Road	5050 Kingsley Drive MD: 1MOC2k	
Nashville, TN 37206	Cincinnati, OH 45263	

Davidson County DEEDWARR
Recvd: 08/23/17 14:59 2 pgs
Fees:13.00 Taxes:1269.10
20170823-0086738

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ernie P. Simon and Karen L. Simon, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Russell J. Anderson and Lindsay S. Anderson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 16 on the Plan of Dugger Heights, No. Two, of record in Book 1424, Page 135, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen L. Szabo, from The Heirs at Law of Sadie H. Holder, by deed on March 16, 2007, of record in Instrument Number 20070322-0035033, Register's Office for Davidson County, Tennessee. Further conveyed to Ernie P. Simon and Karen L. Simon, husband and wife from Karen L. Szabo, n/k/a Karen L. Simons, married by Quitclaim Deed on September 18, 2014, of record in Instrument Number 20140924-0087847, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 1424, Page 135, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 975, Page 263; Book 967, Page 783; Book 954, Page 388; Book 975, Page 214; Book 975, Page 204; Book 1757, Page 309 and Book 1786, Page 289, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2503 Sheridan Road, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 22, 2017.

Ernie P. Simon

Karen L. Simon

STATE OF Vermont
COUNTY OF Lamoille

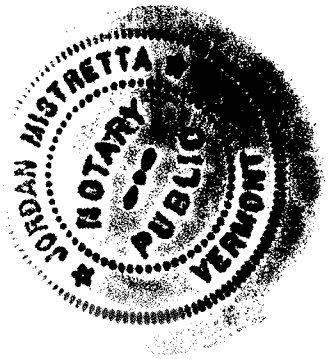
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernie P. Simon and Karen L. Simon,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal this August 22, 2017

JORDAN MISTRETTA
My Commission Expires February 10, 2019

My commission expires _____

Notary Public



I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

