THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33841-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,377,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2017. Notary Public My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 08/29/17 09:53 4 pgs
Fees:23.00 Taxes:8794.90
20170829-0088523

WARRANTY DEED

Address New Owner: Allen F. Anderson, Candace A. Anderson 1101 Lynnwood Blvd Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 144 03 0 038 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cynthia P. Radcliff**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen F. Anderson and Candace A. Anderson**, husband and wife ("Grantees), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1101 Lynnwood Blvd, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2017.

Cynthia P. Radcliff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia P. Radcliff, 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, at office, this 28th day of August, 2017.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Chickering Hills Section Two, as of record in Plat Book 2331, page 137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Tom Radcliff and wife, Cynthia Radcliff by deed dated November 7th 2005 from Thomas L. Cummings, III and wife, Mary E. Cummings appearing as Instrument No. 20051114-0137551, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce filed in Docket No. 10D-2115, Fourth Circuit Court for Davidson County, Tennessee. Pursuant to said Final Decree, Tom Radcliff conveyed his interest in subject property to Cynthia Radcliff by Quitclaim Deed dated December 24, 2012 of record in Instrument No. 20130108-0002468, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 25, 2013, of record in Instrument No. 20130501-0043730, Register's Office for Davidson County, Tennessee, Cynthia Radcliff conveyed subject property to Cynthia P. Radcliff, a single woman.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 144 03 0 038 00.
2. Restrictive covenants contained in an instrument of record in Book 2541, page 570, and Appointment of Board of Trustees to Administer said Restrictions recorded in Book 5038, page 436 and Book 5054, page 64, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 137, Register's Office for Davidson County, Tennessee.

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)

