(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

Bill Garrett Davidson County
Batch# 28224 DEEDWARR
11/20/2017 02:11:09 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171120-0119001

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Captain J. W. Anderson, II and Rebecca D. Anderson	**New Owner**	
(NAME)	(NAME)	
254 Cross Timbers Drive		**128-14-0-078.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BETH S. MCCAW AND HUSBAND, MARK A. MCCAW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAPTAIN J. W. ANDERSON, II AND REBECCA D. ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 ON THE PLAN OF SECTION TWO, HARPETH PARK OF RECORD IN PLAT BOOK 3700, PAGE 58, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 156 FRONTS 100.0 FEET ON THE NORTHEASTERLY SIDE OF CROSS TIMBERS DRIVE AND RUNS BACK BETWEEN LINES, 282.0 FEET ON THE NORTHWESTERLY LINE AND 236.0 FEET ON THE SOUTHEASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 110.05 FEET.

BEING THE SAME PROPERTY CONVEYED TO BETH S. MCCAW AND HUSBAND, MARK A. MCCAW BY WARRANTY DEED FROM JUDITH MARTIN DORRIS, A SINGLE PERSON OF RECORD IN BOOK 11149, PAGE 244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 25, 1998 AND RECORDED ON OCTOBER 08, 1998. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $99,000.00.) BEING ALSO KNOWN AS 254 CROSS TIMBERS DRIVE NASHVILLE, TENNESSEE 37221.

Being the same property conveyed to Beth S. McCaw and husband, Mark A. McCaw by Warranty deed from Judith Martin Dorris, a single person of record in Book 11149, page 244, Register's Office for Davidson County, Tennessee, dated September 25, 1998 and recorded on October 08, 1998. (Value or consideration shown in aforementioned deed $99,000.00.) Being also known as 254 Cross Timbers Drive Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 58, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3990, Page 68, in the Register's Office for Davidson County
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **254 Cross Timbers Drive, Nashville, Tennessee 37221**.

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 hand(s) this the 16th DAY OF NOVEMBER, 2017.

Beth S. McCaw

Mark A. McCaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETH S. MCCAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. MCCAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212