RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179712

Bill Garrett Davidson County
Batch# 42504 DEEDWARR
12/28/2017 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20171228-0132052

**WARRANTY DEED**

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2017.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christina Inman<br>219 Bonnaridge Drive<br>Hermitage, TN 37076 | NEW OWNER | 075 13 0 066.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand Five Hundred and 00/100 Dollars ($180,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANA GUNTER ANDERSON, MARRIED, (fka Dana M. Gunter)** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTINA CHERIE INMAN , AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 290 on the Plan of Hermitage Hills, Section Two, Revised as shown by plat of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dana M. Gunter, a single person, by Warranty Deed from Amy T. Clark, unmarried, dated 6/6/2008, recorded 6/10/2008, of record in Instrument #20080610-0059755, in the Register's Office for Davidson County, Tennessee; the said Dana M. Gunter having since married Samuel F. Anderson and is now known as Dana Gunter Anderson.

The address of the herein described property is believed to be 219 Bonnaridge Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of December, 2017.

Dana Gunter Anderson

**DANA GUNTER ANDERSON**

Samuel F. Anderson By Dana Gunter Anderson, Attorney-In-fact

**SAMUEL F. ANDERSON BY DANA GUNTER ANDERSON, ATTORNEY-IN-FACT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dana Gunter Anderson, 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 and seal, this the 20th day of December, 2017.

MATTHEW HOMONNAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 20, 2021

Notary Public
My commission expires: 6/20/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dana Gunter Anderson, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Samuel F. Anderson and acknowledged that she executed the same as the free act and deed of the said Samuel F. Anderson.

WITNESS my hand and seal, this the 20th day of December, 2017.

MATTHEW HOMONNAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 20, 2021

Notary Public
My commission expires: 6/20/21

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal