This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1320

Bill Garrett Davidson County
Batch# 50559 DEEDWARR
01/23/2018 02:41:54 PM 2 pgs
Fees: $13.00 Taxes: $473.60

20180123-0007022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2018

Notary Public
My Commission Expires: 3/20/18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lester Richardson 413 Melissa Ct Goodlettsville, TN 37072	~~Wells Fargo~~ US Bank 7601 Penn Ave #A1 Richfield MN 55423	034-09-0-144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sidney T. Anderson and Lorene Anderson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lester Richardson, a single man**, 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, being Lot No. 8 on the Plan of Gateway, Section 2, as of record in Book 3300, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Sidney T. Anderson and Lorene Anderson, husband and wife by Quitclaim Deed from Sidney T. Anderson, married, dated March 28, 2008, recorded May 8, 2008, of record in Instrument No. 20080508-0047508, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Sidney T. Anderson and wife, Lorene D. Anderson by Warranty Deed from Maude E. Buford, unmarried, dated July 31, 1995, recorded August 4, 1995, of record in Book 9753, page 698, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **413 Melissa Court, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 this 19th day of January, 2018.

Sidney T. Anderson

Lorene Anderson

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sidney T. Anderson and Lorene Anderson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of January, 2018.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: _____