Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2018

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett Davidson County
Batch# 51326 DEEDWARR
01/25/2018 10:14:14 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180125-0007794

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer R. Martin	FirstBank	130-01-0-142.00
252 Harding Place	318 Seaboard Lane, Suite 205	
Nashville, TN 37205	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Robert W. Anderson and wife, Sally A. Anderson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jennifer R. Martin,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert W. Anderson and wife, Sally A. Anderson, by Warranty Deed from Bradford Trust Company and Helen A. Canter, Co-Trustees of The Roy W. Clark, Jr. Marital Trust A dated June 23, 2000 of record as Instrument 20000626-0063161, Register's Office for Davidson County, Tennessee.

Being also known as 252 Harding Place, Nashville, Tennessee 37205

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 252 Harding Place, Nashville, TN 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 23rd day of January, 2018.

Robert W. Anderson

Sally A. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert W. Anderson and Sally A. Anderson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of January, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017115587

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD