Name and Address of New Owner:
Michael D. Anderson and Carol Bolden
431 Lazy Creek
Nashville TN 37211

Send Tax Statements To:
Michael D. Anderson and Carol Bolden
431 Lazy Creek
Nashville TN 37211

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18060678

Map and Parcel: 161 13 OB 431.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan P. Dixon and Jonathan W. Troutt**, as tenants in common with right of survivorship, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael D. Anderson and Carol Bolden**, joint tenants with right of survivorship, hereinafter called the GRANTEES, 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, and being all of Unit No. 431, on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument Number 20050329-0034131 and Instrument Number 20050822-0100021, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Ryan P. Dixon and Jonathan W. Troutt, as tenants in common with right of survivorship, by Warranty Deed filed for record on June 19, 2007 in Instrument Number 20070619-0073393, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of Creekside of record in Instrument Number 20040702-0079260 and as amended in Instrument Number 20050204-0013611, Instrument Number 20050329-0034131, Instrument Number 20050822-0100021 and Instrument Number 20070622-0075126; all matters as set forth per Instrument Number 20040305-0025839; Access and Utility Easement of record in Instrument Number 20040305-0025839; Access and Grading Easement Agreement of record in Instrument Number 20040305-0025838; Drainage Easement and Development Agreement of record in Instrument Number 20040305-0025834; Stormwater Detention Agreement of record in Instrument Number 20040720-0086492; HOA Charter of record in Instrument Number 20041217-0150431; Quitclaim Deed to HOA for common areas of record in Instrument Number 20080724-0075832; Grant of Transmission Line Easement of record in Book 2438, page 376; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6408, page 486; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, page 755, Book 7250, page 758 and Book 7267, page 41; all matters including but not limited to an easement for construction of slopes of record in Book 7851, page 708; all of the Register's Office of Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 110018 **DEEDWARR**
06/28/2018 12:36:00 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20180628-0062549

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 431 Lazy Creek Lane, Nashville, TN 37211

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 assigns, 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. 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 our hand this 19th day of June, 2018.

Ryan P. Dixon

Jonathan W. Troutt

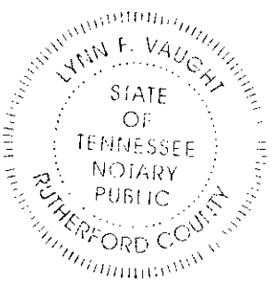
State of Tennessee

County of Rutherford

Personally appeared before me, Ryan P. Dixon and Jonathan W. Troutt with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th of June, 2018.

Notary Public
My Commission Expires: 03/18/2019



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00.

Affiant Signature

Subscribed and sworn to before me, this 19th day of June, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County