WARRANTY DEED

Bill Garrett Davidson County
Batch# 114168 DEEDWARR
07/09/2018 03:36:49 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180709-0066233

Y-VRES-18-1075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Jeb Allen Siqueiros	**Finance of America Mortgage LLC**	
(NAME)	(NAME)	**088-00-0-052.00**
1075 Garland Hollow Road	**3010 Lava Ridge Court Suite 220**	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	**Roseville, CA 95661**	
(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, **KEVIN ANDERSON AND WINTER ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEB ALLEN SIQUEIROS, UNMARRIED,** 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 the Second Civil District of Davidson County, Tennessee, being a portion of the property conveyed to Austin Power Company by deed from Jessie L. Anderson and Rubye O. Anderson, dated August 1989, as recorded in Deed Book 7905, page 551, Register's Office for said County and more particularly described as follows:

Beginning at an iron pin on the easterly side of Garland Hollow Road, the southwest corner of the property conveyed to Thomas R. Smith as recorded in Deed Book 7483, page 859, Register's Office for Davidson County, Tennessee: thence along the southerly line of said Smith North 61 deg. 34 minutes 34 seconds East, 1,065.03 feet to an iron pin; thence along said Smith's easterly line North 29 deg. 23 minutes 17 seconds West, 206.16 feet to an iron pin; thence along the new lines North 61 deg. 34 seconds 26 minutes East, thence South 39 deg. 7 minutes 15 seconds West, 365.59 feet to an iron pin; thence South 82 deg. 40 minutes 18 seconds West, 79.08 feet to an iron pin; thence South 53 deg. 12 minutes 34 seconds West, 204.77 feet to an iron pin; thence South 57 deg. 35 minutes 20 seconds West 288.76 feet to an iron pin; thence South 8 deg. 13 minutes 36 seconds West, 109.99 feet to an iron pin; thence South 28 deg. 57 minutes 22 seconds West, 133.81 feet to an iron pin on the northerly side of aforesaid Garland Hollow Road; thence with said road South 83 deg. 56 minutes 35 seconds West, 4.43 feet to the beginning of a curve; thence along a curve to the right, having a radius of 229.83 feet, a distance of 98.47 feet; thence North 71 deg. 30 minutes 37 seconds West, 13.17 feet; thence along a curve to the right, having a radius of 160.00 feet, a distance of 123.26 feet; thence North 27 deg 33 minutes 19 seconds West, 144.67 feet to the point of beginning and containing 5.006 acres, more or less, pursuant to survey of John Kohl Company, Patrick Coode, Surveyor, dated June 6, 1989.

Being the same property conveyed to Kevin Anderson and Winter Anderson, husband and wife by Quitclaim deed from Joann Harris, unmarried of record in Instrument No. 20151029-0110072 Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on October 29, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Right of way easements of record in Book 3226, Page 91, Book 3226, page 43 and Book 584, page 414, in the Register's Office for Davidson County, Tennessee.
- Subject to the retained rights to Water Well Easement as contained in Deed of record in Book 9348, Page 768, Agreement of record in Book 9348, page 766, in the Register's Office for Davidson County, Tennessee.
- 20 foot access road of record in Book 2921, Page 243, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1075 Garland Hollow Road, Pegram, Tennessee 37143**.

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 6th DAY OF JULY, 2018.

Kevin Anderson

Winter Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN ANDERSON, 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 6th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WINTER ANDERSON, 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 6th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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