Bill Garrett Davidson County
Batch# 117753 DEEDWARR
07/18/2018 10:22:58 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20180718-0069900

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-1415

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 13, 2018

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joe Anderson and Shelby Anderson 3977 Stephens Ridge Way Nashville, TN 37013	NEW OWNER	173-16-0A-255.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eric Vickers and Liberty Vickers

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelby G. Anderson and Joseph R. Anderson, wife and husband

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, being Lot No. 121 on the Plan of Final Plat of Hidden Creek, Phase 4, Section 2 (A Cluster Lot Subdivision) of record in Plat at Instrument No. 20060627-0076909, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Liberty Vickers, a married woman and Janet E. Espe, a married woman by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20080116-0005140 Register's Office for Davidson County, Tennessee, dated January 11, 2008 and recorded on January 16, 2008. (Value of consideration shown in aforementioned deed $179,900.00.).
Being the same property conveyed to Liberty Vickers and Eric A. Vickers, wife and husband by Warranty deed from Liberty Vickers, a married woman and Janet E. Espe, a married woman of record in Instrument No. 20151204-0122669 Register's Office for Davidson County, Tennessee, dated November 6, 2015 and recorded on December 04, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3977 Stephens Ridge Way Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:

3977 Stephens Ridge Way, Nashville, TN 37013

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 13, 2018.

Eric Vickers

Liberty Vickers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric Vickers and Liberty Vickers** 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 13th day of July, 2018.

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/2/22

(Notary Seal)