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

File Number: 1-18-2698

Karen Y Johnson Davidson County
Batch# 137222 DEEDWARR
09/05/2018 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20180905-0087815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 4th day of September, 2018

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Micah C. Burns 6735 Cold Stream Drive Nashville, TN 37221	First Community Mortgage, Inc. PO Box 291205 Nashville, TN 37229	155-07-0B-023.00

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, **Cody Alan Anderson and Amanda Sagal Anderson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Micah C. Burns, single woman**, hereinafter called the Grantee(s), her 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. 6 on the Plan of Final Plat of the Poplar Creek Estates Subdivision, Phase V, Section "B-1" (The Highlands of Allens Green) of record in Plat Book 9700, Page 716, 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 Cody Alan Anderson and Amanda Kellie Sagal, as tenants with right of survivorship by Warranty Deed from Lana Totty as Executrix of the Estate of Terry David Totty and Devisee under the Last Will and Testament of Terry David Totty, recorded on October 25, 2016 in Instrument No. 20161025-0112793, Register's Office for Davidson County, Tennessee.

Amanda Sagal Anderson, f/k/a Amanda Kellie Sagal is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **6735 Cold Stream Drive, Nashville, TN 37221.**

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 4th day of September, 2018.

Cody Alan Anderson

Amanda Sagal Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda Sagal 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

STATE OF WISCONSIN
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cody Alan 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2018.

Notary Public
My Commission expires: _____

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 4th day of September, 2018.

Cody Alan Anderson

Amanda Kellie Sagal Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda Kellie Sagal 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2018.

Notary Public
My Commission expires: _____

STATE OF WISCONSIN
COUNTY OF Brown

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cody Alan 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2018.

DAN RETZLAFF NOTARY PUBLIC STATE OF WISCONSIN

Notary Public
My Commission expires: 10-8-19

201809050087815

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

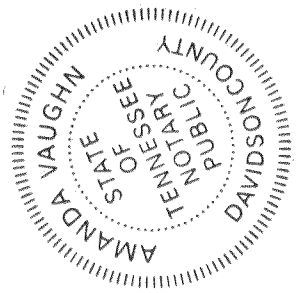
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)