WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154798 **DEEDWARR**
10/29/2018 01:52:33 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20181029-0106917

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$185,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-16-21

(AFFIX SEAL)

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Katy R. Anderson	UWM, a division of United Shor Financial Services, LLC	060-01-0-029.00
(NAME)	(NAME)	
442 Ewing Lane	POBox 650530	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas TX 75265-0530	
(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 considerations, the receipt of which is hereby acknowledged, I/we Rock Properties, LLC, a Tennessee Limited Liability Company, (incorrectly stated as Rock Property, LLC in previous deed) hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Katy R. Anderson, a single woman, hereinafter called the GRANTEE(S), her 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 23, on the Plan of Section One, Aldrich Heights, of record in Plat Book 2083, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rock Property, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, dated April 19, 2018 and recorded April 23, 2018 of record in Instrument No. 20180423-0037962, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 442 Ewing Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hands this 18th day of October, 2018.

Kerry M. Caldwell, manager
Rock Properties, LLC
By: Kerry M. Caldwell, Manager

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry M. Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager of Rock Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry M. Caldwell, as such Manager..

Witness my hand and Official seal this 18th day of October, 2018.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019