Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2330

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of November, 2018

MELISSA CEBOLD
Notary ID #131351892
My Commission Expires
November 14, 2021

Notary Public

Commission Expires: 11/21

ren Y Johnson Davidson County
tch# 162625 DEEDWARR
20/2018 11:17:33 AM 2 pgs
es: $13.00 Taxes: $1,198.80
20181120-0114168

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alotha J. Mayes 613 Wolfeboro Lane Nashville, TN 37221	Gardner Financial Services, 3503 Paesanos Parkway San Antonio, TX 78231	141-05-0A-313.00-C

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,

Alison Anderson and Frank Anderson, wife and husband

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

Alotha J. Mayes, a single woman

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. 313 on the Plan of Final Plat Avondale Park Phase 2, Section 2A of record in Plat at Instrument No. 20110208-0011106, 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 Alison Anderson and Frank Anderson, husband and wife by Warranty deed from George J. Coppens and Karen R. Coppens, husband and wife of record in Instrument No. 20160803-0079963 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on August 03, 2016.

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: 613 Wolfeboro Lane, Nashville, TN 37221

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.

[redacted]e 15th day of November, 2018.

Alison Anderson

Frank Anderson

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alison Anderson and Frank Anderson** 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 Dallas (city), Texas (state) this 15 day of November, 2018.

Notary Public
My Commission Expires: 11/21

(Notary Seal)

MELISSA CEBOLD
Notary ID #131351892
My Commission Expires
November 14, 2021