Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 169331 DEEDQC
12/03/2018 09:24:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181203-0117366

ADDRESS NEW OWNER:
Michael W. Anderson, Member
9206 Weston Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Owner
Map - Parcel Numbers
188-10-0C-149.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Michael Anderson and Jillian Anderson, husband and wife, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

The MJ Legacy Properties 1, LLC, (herein "Grantee"), its heirs and assigns, all their right, title and interest in 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. 149, as shown on the map entitled Carothers Crossing, Phase 3, Section 1, of record in Instrument No. 20170523-0051054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Anderson and Jillian Anderson, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180301-0019566, Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 1, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to all matters shown on the Plan of record in Instrument No. 20170523-0051054, Register's Office for Davidson County, Tennessee, including easements retained in that portion of abandoned Carothers Road.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, supplemented in Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818, amended in Instrument No. 20080515-0049892, with Supplemental to add Phase 3, Section 1, of record in Instrument No. 20171002-0100688, Register's Office for Davidson

County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Master Deed Restrictions of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20171002-0100689, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
5. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record in Instrument No. 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
8. Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

THIS IS IMPROVED PROPERTY KNOWN AS 1529 Winding Creek Drive, Nolensville, TN 37135.

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 29th day of November, 2018.

Michael Anderson

Jillian T. Anderson
Jillian Anderson

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 29th day of November, 2018, before me, a Notary Public, personally appeared Michael Anderson and Jillian Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kaitlyn Sharkey
Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Mary S. Sims
AFFIANT

Subscribed and sworn to before me this
29th day of November, 2018.

Kaitlyn Sharkey
Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022