This Instrument Prepared by: AND RETURN TO:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Madison N Fenzel
2617 Thicket Ridge Court
Hermitage, TN 37076

**SEND TAX BILL TO:**
RWM
11234 El Camino Real, Suite 100
San Diego, CA 92130

Karen Y Johnson Davidson County
Batch# 177194 **DEEDWARR**
12/21/2018 01:16:14 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20181221-0124470

**MAP/PARCEL 097-02-0A-350.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryson Anderson and Melanie Anderson, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Madison N Fenzel , a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument No. 20130702-0068170, 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 Bryson Anderson and Melanie Anderson, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20131104-0113941, Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on November 04, 2013.**

**Being also known as 2617 Thicket Ridge Court, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 10th day of December, 2018.

**WITNESS MY HAND** on this the 10th day of December, 2018

Bryson Anderson
**Bryson Anderson**

Melanie Anderson
**Melanie Anderson**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bryson Anderson and Melanie Anderson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of December, 2018.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

Mandy N Frank
AFFIANT

Subscribed and sworn to before me this the 10th day of December, 2018.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

File No: 180814