Warranty Deed

Please Record & Return To: Brentwood Title & Escrow, LLC 320 Seven Springs Way, Ste. 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this the 1st day of February, 2019 Notary Public My Commission expires:

Margaret R. Meara State of Tennessee Notary Public Davidson County My Commission Expires September 9, 2021

Karen Johnson Davidson County
Batch# 191980 DEEDWARR
02/05/2019 11:09:04 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190205-0010964

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelly D. Johnson	InterLinc Mortgage Services, LLC	
3325 Cain Harbor Dr.	10613 West Sam Houston Pkwy Ste. 200	062020B10600
Nashville, TN 37214	Houston, TX 77064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **STEVEN A. ANDERSON AND KIMBERLY R. ANDERSON**, **HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY D. JOHNSON**, **UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of First Amendment to Abbington Park, Phase One, Section Three of record in Plat at Instrument No. 20040728-0090230, 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 Steven A. Anderson and Kimberly R. Anderson by Warranty deed from Beazer Homes Corp. of record in Instrument No. 20060418-0044191 Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 18, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3325 Cain Harbor Dr., Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of February, 2019.

Steven A Anderson by Kimberly R. Anderson his Attorney in fact

Steven A. Anderson by Kimberly R. Anderson
his attorney-in-fact

Kimberly R. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly R. Anderson, individually and as attorney in fact for Steven A. Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1st day of February, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021