Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,400.00

Affiant

Subscribed and sworn to before me this 12th day of March, 2019.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 206140 DEEDWARR
03/15/2019 09:20:12 AM 2 pgs
Fees: $13.00 Taxes: $430.68

20190315-0023682

Address of New Owner:	Send Tax Bills to:	Tax Information
Anderson Real Estate Investments, LLC 2255 Memorial Boulevard Unit 10974 Murfreesboro, TN 37129	New Owner	135-12-0A-020.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Wilbur E. Rickman, Trustee of Linda R. Brewer Revocable Living Trust dated July 8, 2016** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anderson Real Estate Investments, LLC, a Limited Liability Company** hereinafter called the Grantee(s) its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2041 and Garage Unit No. 2041 G of Nashboro Village 12 Condominiums of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Linda R. Brewer by deed from John M. Roife and Linda P. Roife of record in Book 7232 Page 695, corrected in Book 8119 Page 389, Register's Office for Davidson County, Tennessee. Being further conveyed to Linda R. Brewer, Trustee of the Linda R. Brewer Revocable Living Trust by Quitclaim Deed of record in Instrument No. 20160722-0075992, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Nashboro Village of record in Plat Book 4675 Page 121, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 4827 Page 30 and amended in

Book 6153 Page 252, Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee.

3. Charter for Nashboro Village Twelve Condominiums of record in Book 4828 Page 829 Register's Office for Davidson County, Tennessee.

4. ByLaws of record in Book 4827 Page 47 Register's Office for Davidson County, Tennessee.

5. Easement of record in Instrument No. 20140114-0003778 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2041 Nashboro Boulevard, Nashville, TN 37217

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of March, 2019.

Linda R. Brewer Revocable Living Trust

By: _____
Wilbur E. Rickman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of March, 2019, before me personally appeared Wilbur E. Rickman, Trustee of Linda R. Brewer Revocable Living Trust dated July 8, 2016, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12th day of March, 2019.

_____
Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY