(1)

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191536

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$306,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of March, 2019.

Notary Public
My Commission Expires: 2/20/23

Karen Johnson Davidson County
Batch# 209945 **DEEDWARR**
03/26/2019 10:10:24 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20190326-0027164

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 18th day of March, 2019, among:

MATTHEW J. CARTER AND MEGAN E. LINEBAUGH N/K/A MEGAN E. CARTER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MATTHEW DOUGLAS ANDERSON, A MARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 428 on the Plan of Final Plat Phase Four, Autumn Oaks Subdivision of record in Plat at Instrument No. 20020523-0062993 and as amended by a Surveyor's Certificate of Correction of record in Instrument No. 20030110-0004644 and at Instrument No. 20030903-0127451, 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 Megan E. Linebaugh, unmarried and Matthew J. Carter, unmarried joint tenants with rights of survivorship by Warranty deed from April Johnson now April Jones and husband Jonathan Jones of record in Instrument No. 20091106-0102745 Register's Office for Davidson County, Tennessee, dated October 27, 2009 and recorded on November 06, 2009. (Value of consideration shown in aforementioned deed $226,500.00.) Being also known as 6908 Scarlet Ridge Dr Brentwood, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Matthew J. Carter

Megan E. Carter

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Matthew J. Carter and Megan E. Carter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2019.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Matthew D Anderson
Address: 6908 Scarlet Ridge Dr
City, State, Zip: Brentwood, TN 37207

Responsible Party For Taxes:

Name: F & M Bank
Address: 50 Franklin Street
City, State, Zip: Clarksville, TN 37040

Tax ID: 181-10-0A-174.00