THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319670** Karen Johnson Davidson County Batch# 214777 DEEDWARR 04/08/2019 09:08:01 AM 2 pgs Fees: $13.00 Taxes: $1,276.50 20190408-0031473	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2019. Notary Public My Commission Expires: 01-23-23 JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Dustin A. Anderson 201 Lexington Way Hermitage TN 37076	Send Tax Bills To: SWBC Mortgage, ISAOA, ATIMA 9311 San Pedro, Ste 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 064-12-0C-201.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Edward Lovell and Pamela Lovell, as Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a/d December 9, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin Anderson and Nicole Anderson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in the 2nd Civil District of Davidson County, Tennessee, and being Building Envelope 201 on the Plan of Lexington Phase One, a Planned Unit Development, of record at Plat Book 6250, Pages 340 and 341, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to DAVID LOVELL and wife, PAM LOVELL, by deed from ERNEST DWAYNE LANNOM, of record in Instrument No. 20101004-0079199, dated October 1, 2010, said Register's Office.

Being part of the same property conveyed to DAVID EDWARD LOVELL and PAMELA FRANKLIN LOVELL, AS CO-TRUSTEES OF THE DAVID AND PAMELA LOVELL TENNESSEE COMMUNITY PROPERTY TRUST U/A DATED DECEMBER 9, 2015, by deed from DAVID EDWARD LOVELL (ALSO KNOWN AS DAVID E. LOVELL AND AS DAVID LOVELL) and wife, PAMELA FRANKLIN LOVELL (ALSO KNOWN AS PAMELA F. LOVELL AND PAM LOVELL) of record in Instrument No. 20151215-0126036, dated December 9, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 064-12-0C-201.00 CO.

Matters shown on the Plan of record in Plat Book 6250, pages 340 and 341, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6503, page 1, amended in Book 6691, page 541, said Register's Office.

Storm Water Detention Agreement of record in Book 6420, page 589, said Register's Office.

BORROWER: Dustin Anderson and
SELLERS: David Edward Lovell and Pamela Franklin Lovell, as Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a dated December 9, 2015
PROPERTY LOCATION: 201 Lexington Way, Hermitage, Tennessee 37076

COMPLIANCE AGREEMENT/LIMITED POWER OF ATTORNEY

The undersigned parties have been advised by the closing agent that the loan documents which are executed this date in regard to a loan made to the Borrowers have prior approval or acceptance by the investor which has issued its commitment to purchase the loan. As a condition of lender proceeding with the closing of said loan prior to receiving investor approval and acceptance, we agree that immediately upon request of lender or closing agent we will execute whatever additional documents may be required, or will correct documents already signed, in order to make this loan eligible for purchase by the investor. Any revisions or corrections will be in conformity with the loan commitment.

The undersigned appoints James C Smith and any other employee, as employees of Athens Title & Escrow, LLC, as their Attorney-in-Fact to correct any such errors, place our initials on documents where changes are made, and/or sign our names to acknowledge any modification agreement or other documents or form adjusting or correcting such errors. In the event this procedure is utilized, the party involved shall be notified and received a corrected copy of the changed document.

Any request by lender or closing agent for the additional documents or for corrections shall be prima facie evidence of the necessity for same. A written statement from lender, closing agent, or the investor, addressed to borrowers or sellers at their address as shown on the closing documents shall be conclusive evidence of the necessity for said additional documents or corrections.

Failure or refusal of parties to execute the required additional documents, or to correct this already executed, shall constitute a default under the terms of the loan documents and shall give lender the option of declaring all sums secured by the loan document immediately due and payable.

WITNESS the signatures this 5th day of April, 2019.

Dustin Anderson

David Edward Lovell, Trustee

Pamela Franklin Lovell, Trustee

WITNESS

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022