This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

ADDRESS NEW OWNER:
Sarah Ann Noel
523 Harding Place Unit A-5,
Nashville, Tennessee 37211.

SEND TAX BILL TO MORTGAGEE:
Reliant Bank
105 Continental Place
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 224546 DEEDWARR
05/01/2019 02:29:30 PM 6 pgs
Fees: $33.00 Taxes: $425.50
20190501-0040441

MAP 147020A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica Ann Eden Anderson,** a widow hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Sarah Ann Noel,** an unmarried woman, hereinafter called the GRANTEE, her 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 Unit No. 5, Building A, on the Plan of The Coach House, of record in Book 4675, page 107, as established by the Master Deed of the Coach House Condominiums, of record in Book 4809, page 829; Book 4813, page 964; and Book 5100, page 894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David K. Anderson, a married man, by Deed dated November 26, 2014 from Equity Trust Company Custodian FBO Eric P. Mason IRA, of record in Instrument No. 20141203-0110655, Register's Office for Davidson County, Tennessee.
David K. Anderson having since died at the age of 39 (TennCare Release not required), his death certificate is attached as Exhibit A. His Will, attached as Exhibit B, was admitted to Probate in the Commonwealth of Kentucky, Fayette County, Case No. 19-P-00057, where he was domiciled. Said Will devised all his assets to his wife, "Jessica". Keith Anderson, Executor of the Estate of David Kenneth Anderson, hereby joins in this conveyance to convey any interest the Estate my have to subject property.
David Kenneth Anderson and David K. Anderson are one and the same person.

This is improved property known as 523 Harding Place Unit A-5, Nashville, Tennessee 37211.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to a Master Deed and restrictive covenants contained in an instrument of record in Trust Deed Book 4809, page 829; Book 4813, page 964; Book 5100, page 894, Instrument No. 20151204-0122645, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
By-Laws contained in an instrument of record in Book 4809, page 859 and Book 5100, page 897 and Instrument No. 20171103-0113266, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Charter contained in an instrument of record in Book 4813, page 686, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, conditions, subdivision restrictions, easements and other matters of record in Plat Book 4675, page 107; Book 4809, page 829; Book 4813, page 964 and Book 5100, page 894, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4675, page 107; Book 4809, page 829; Book 4813, page 964 and Book 5100, page 894, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of April, 2019.

Jessica Ann Eden Anderson

Keith Anderson Executor of David Kenneth Anderson estate

Keith Anderson, Executor of the Estate of David Kenneth Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Jessica Ann Eden Anderson, a widow, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2019.

NOTARY PUBLIC
My Commission Expires:

JESSICA R. WARWICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Keith Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Executor of the Estate of David Kenneth Anderson, with the authority to do so executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2019.

NOTARY PUBLIC
My Commission Expires:

BECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2019.

NOTARY PUBLIC
My Commission Expires:

BECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Caitlin Smith

STATE OF TENNESSEE
COUNTY OF Davidson
On this 1st day of May, 2019, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

EXHIBIT A

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2018 070268

DECEDENT

1. DECEDENT'S LEGAL NAME: DAVID KENNETH ANDERSON
2. SEX: MALE
3. DATE OF DEATH: 12/12/2018
4. TIME OF DEATH (Approx.): 23:60
5a. AGE: 39
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: 12 1979
7. BIRTHPLACE: PADUCAH, KY
8a. PLACE OF DEATH: HOSPICE FACILITY
8b. FACILITY NAME: ALIVE HOSPICE
8c. CITY OR TOWN: NASHVILLE
8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: MARRIED
10. SURVIVING SPOUSE (name prior to first marriage): JESSICA ANN EDEN
11a. DECEDENT'S USUAL OCCUPATION: V.P. OF STRATEGIC &
11b. KIND OF BUSINESS/INDUSTRY: HEALTH CARE
12. SOCIAL SECURITY NUMBER: ... 1507
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: KENTUCKY
13b. COUNTY: FAYETTE
13c. CITY OR TOWN: LEXINGTON
13d. STREET AND NUMBER: 921 LARCH LANE
13e. INSIDE CITY LIMITS?: NO
13f. ZIP CODE: 40511
14. WAS DECEDENT EVER IN US ARMED FORCES?: NO
15. DECEDENT'S EDUCATION: BACHELOR'S DEGREE
16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE: WHITE

PARENTS

18. FATHER'S NAME: KEITH ANDERSON
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: KATHY ANN MILLER

INFORMANT

20a. INFORMANT'S NAME: KEITH ANDERSON
20b. RELATIONSHIP TO DECEDENT: FATHER
20c. MAILING ADDRESS: 8970 W. AIRPORT ROAD, WEST PADUCAH, KY 42086

DISPOSITION

21a. METHOD OF DISPOSITION: BURIAL REMOVAL FROM STATE
21b. PLACE OF DISPOSITION: NEW LIBERTY METHODIST CHURCH
21c. LOCATION: WEST PADUCAH, KY
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ TRACEY BOND
22b. LICENSE NUMBER: 3930
22c. SIGNATURE OF EMBALMER: /e/ Kerry on B Gibbs
22d. LICENSE NUMBER: 3247
23a. NAME AND ADDRESS OF FUNERAL HOME: BOND MEMORIAL CHAPEL, 1098 WESTON DR, MOUNT JULIET, TN 37122
23b. LICENSE NUMBER: 1041

REGISTRAR

24. REGISTRAR'S SIGNATURE: /e/ EDWARD G BISHOP III
25. DATE FILED: 12/20/2018

MEDICAL CERTIFIER

26. CERTIFIER
26a. [X] PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. [ ] MEDICAL EXAMINER - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 10 HOURS.

27a. CERTIFIER: /e/ SASHA L. BOWERS
27b. LICENSE NUMBER: 052952
27c. DATE SIGNED: 12/19/2018
27d. NAME AND ADDRESS: SASHA L. BOWERS 1718 PATTERSON STREET, NASHVILLE, TN 37203

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death):	a.	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	b. DUE TO (OR A CONSEQUENCE OF)	
	c. DUE TO (OR A CONSEQUENCE OF)	
	d. DUE TO (OR A CONSEQUENCE OF)	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. WAS AN AUTOPSY PERFORMED?: NO
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH: NATURAL
31. DID TOBACCO USE CONTRIBUTE TO DEATH?: NO
32. IF FEMALE: N/A
33. IF TRANSPORTATION INJURY, SPECIFY:
34b. DATE OF INJURY
34b. TIME OF INJURY
34c. INJURY AT WORK?
34d. PLACE OF INJURY
34e. DESCRIBE HOW INJURY OCCURRED
34f. LOCATION OF INJURY

TYPE/PRINT IN PERMANENT BLACK INK

THE SIGNATURE, THE NAME PRINTED BELOW IT, AND THE TITLE OR RELATIONSHIP TO DECEDENT OF THE PERSON WHO SIGNS THIS CERTIFICATE MUST BE IN THE HANDWRITING OF THAT PERSON.

TH-1059 (Rev. 8/2017)

RDA 10112

10608040

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

DEC 20 2018

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

1 0 6 0 8 0 4 0
Date Issued

CERTIFICATION OF VITAL RECORD

201905010040441

EXHIBIT B

AOC-806 Doc. Code OWF
Rev. 12-03
Page 1 of 1
Commonwealth of Kentucky
Court of Justice *www.kycourts.net*

KRS Chapters 394 and 395

ORDER PROBATING WILL AND APPOINTING EXECUTOR

Case No. 19-P- 00057
Court District/Probate
County Fayette

ENTERED
ATTEST VINCENT RIGGS, CLERK
JAN 11 2019
FAYETTE CIRCUIT CLERK
BY DEPUTY

In re Estate of David Kenneth Anderson

Decedent's Date of Death: December 12, 2018 SSN: XXX-XX-1507

The Petition for probate of the Will of the above-named Decedent and for appointment of an Executor came on for hearing on JAN 11 2019, 2019. The Will was produced in open court and was proved by testimony of Meredith Margaret Harding and Melissa Marlene Butler.

IT IS THEREFORE ORDERED that the Will be, and it is, hereby admitted to probate as the Last Will and Testament of the Decedent. **IT IS FURTHER ORDERED** that Keith Anderson with an address of 8820 W. Airport Road, Paducah, KY 42086, be and is hereby appointed Executor of said estate. The Court fixes bond in the sum of $ 50,000.

WHEREUPON said Executor took the oath prescribed by law and entered into and acknowledged the above-mentioned bond with surety having been waived by Order of the Court.

Date: January 11, 2019

Julie Muth Goodman
Judge

NOTICE OF ENTRY WAIVED:

Barton T. Rogers
Frost Brown Todd LLC
250 W. Main Street, Suite 2800
Lexington, KY 40507
Attorney for Petitioner

CERTIFICATION

I, VINCENT RIGGS, Clerk of the FAYETTE District Court, do certify this constitutes a true and correct copy of the Order Admitting Will to Probate and Appointing KEITH ANDERSON Executor/Executrix, as recorded in my Office.

Date: JAN 11, 2019

Vincent Riggs Clerk

By: Teresa A Bergman D.C.

Distribution:
Original – Court File (*with certified*
Copies – Executor/Executrix
Revenue Cabinet (*Inheritance*
Certified Copy – County Clerk (*with original of Will*); Petitioner is responsible for recording fee.

0141089.0715519 4819-0811-6869v1

EXHIBIT B CONTINUED

THIS IS MY WILL, I LEAVE ALL ASSETS TO MY WIFE SHARON.
I MAKE MY FATHER KEITH ANDERSON AS MY EXECUTOR.

11, JAN 2019

201905010040441