THIS INSTRUMENT WAS PREPARED BY (Return to)

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9828-BW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2019

Notary Public

MY COMMISSION EXPIRES: 3/20/22

(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 224778 DEEDWARR
05/02/2019 10:15:46 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00

20190502-0040802

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wesley Joseph Stoddard | | |
| 421 Sunnyside Dr | New Owner | 116-11-0-031.00 |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kathryn Andreen and Craig Andreen, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley Joseph Stoddard and Kori Cameron Isaac Stoddard, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the Southern part of Lot No. 18-A and all of Lot 18-B on the Plan of Honeywood Subdivision of the Malone Estate, not of record and described according to a copy of a survey thereof made April 2, 1947, by James A. Hamilton, Jr., Surveyor as follows:

Beginning at a point in the Westerly margin of Sunnyside Drive at the common corner of Lots 18-B and 19-A, being the Northeast corner of the property of W. Raymond Denney; thence, Northerly along the Westerly margin of Sunnyside Drive 167 feet 6 inches to a point which is 67 feet 6 inches North of the corner of Lots 18-A and 18-B; thence, Westerly 197 feet more or less, to a stake in the East line of Lot No. 3; thence, with the line of the same along the Westerly line of Lot No. 18-A and Lot 18-B, Southerly 141 feet 7 inches to a stake at an iron pin, being Denney's Northwest corner of the corner of Lots 19-A and 18-B; thence with the line between said lots Easterly 183 feet 9 inches to the point of beginning.

Being the same property conveyed to Kathryn Andreen and husband, Craig Andreen by Warranty deed from Christopher White and wife, Kimberly White of record in Instrument No. 20110628-0049184 Register's Office for Davidson County, Tennessee, dated June 27, 2011 and recorded on June 28, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **421 Sunnyside Dr, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Kathryn Andreen

Craig Andreen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn Andreen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2019.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Craig Andreen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2019.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY