RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 2-19-4142

Warranty Deed

Karen Johnson Davidson County
Batch# 229351 DEEDWARR
05/13/2019 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20190513-0044968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2019.

Notary Public

My commission expires: 5-19-2020

RACHEL ODOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Trina D. Pennington	Sirva Mortgage Inc.	181-10-0E-035.00-CO
5563 Prada Drive	6200 Oak Tree Blvd., Ste 300	
Brentwood, TN	Independence, OH 44131	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN A. ANDERSON AND KIMBERLY R. ANDERSON, HUSBAND AND WIFE AND JORDAN N. ANDERSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRINA D. PENNINGTON, MARRIED WOMAN, AS HER SOLE AND SEPARTE PROPERTY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Phase Two, Section Two, High Point, SP Development of record in Plat at Instrument No. 20140821-0076394, 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 Steven A. Anderson and wife, Kimberly R. Anderson and Jordan N. Anderson, unmarried by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160315-0024557 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 15, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5563 Prada Drive Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of May, 2019.

Steven A. Anderson

Kimberly R. Anderson

Jordan N. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2019, before me personally appeared Steven A. Anderson, Kimberly R Anderson and Jordan N. Anderson, 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's (or persons') free act and deed.

Witness my hand, ~~at office, this 10th~~ day of May, 2019.

~~Notary Signature~~

My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

