THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 236736 DEEDWARR
05/30/2019 03:15:24 PM 3 pgs
Fees: $18.00 Taxes: $9,617.65

20190530-0051494

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candace A. Anderson and David A. Anderson, Trustees of the Anderson Family Trust 1101 Lynnwood Blvd. Nashville, TN 37215	(same)	144 03 0 038 00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,599,365.00.

Affiant

SUBSCRIBED AND SWORN to before me this 30th day of May, 2019.

Notary Public
My Commission Expires: July 5, 2021

Lisa McKenzie
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 5, 2021

KNOW ALL MEN BY THESE PRESENTS that I, CANDACE A. ANDERSON, unmarried, hereinafter "Grantor," have this day bargained and sold and do hereby transfer and convey unto CANDACE A. ANDERSON and DAVID A. ANDERSON, Trustees of the ANDERSON FAMILY TRUST u/w/o Allen F. Anderson, M.D. dated September 9, 2016, as heretofore or hereafter amended, their successors and assigns ("Grantee"), with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, that certain tract or parcel of real property, together with any and all improvements located thereon and appurtenances thereto, located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Chickering Hills Section Two, as of record in Plat Book 2331, page

137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Allen F. Anderson and wife, Candace A. Anderson, by deed from Cynthia P. Radcliff, of record, in Instrument No.20170829-0088523, Register's Office for Davidson County, Tennessee, the said Allen F. Anderson having since predeceased Candace A. Anderson.

This conveyance is made subject to:

1. Property taxes for the year 2019, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in an instrument of record in Book 2541, page 570, and Appointment of Board of Trustees to Administer said Restrictions recorded in Book 5038, page 436 and Book 5054, page 64, Register's Office for Davidson, County, Tennessee.

3. All matters appearing on the Plan of record as Book 2331, page 137, Register's Office for Davidson County, Tennessee.

Said improved property is known as 1101 Lynnwood Blvd., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth herein.

Grantor further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of May, 2019.

Candace Anderson

CANDACE A. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa McKenzie, a Notary Public of the State and County aforesaid, personally appeared CANDACE A. ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May, 2019.

Lisa McKenzie
Notary Public

My Commission Expires:
July 5, 2021

