This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4484

Karen Johnson Davidson County
Batch# 247244 DEEDWARR
06/24/2019 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190624-0060583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2019

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8.4.20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Lewis Moore Anderson and Erica Joan Pruett Anderson 1701 Simpkins Street Nashville, TN 37208	New owner	081-07-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Pure Investment Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Lewis Moore Anderson and Erica Joan Pruett Anderson, married**, 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. 9 on the Plan of A.C. Dudley's Subdivision, of record in Plat Book 161, page 10, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Pure Investments, Inc., a Tennessee corporation by Warranty Deed from Music City Holdings, LLC, dated July 5, 2018, recorded July 19, 2018, of record in Instrument No. 20180719-0070361, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Melvin Richardson, dated July 6, 2018, recorded July 11, 2018, of record in Instrument No. 20180711-0067067, said Register's Office; and further, being the same property conveyed to Melvin Richardson, a single person by Warranty Deed from Porter A. Stadaker, a married man, dated March 29, 2016, recorded March 31, 2016, of record in Instrument No. 20160331-0030430, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **1701 Simpkins Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2019.

GRANTOR:

Pure Investment Inc., a Tennessee Corporation

By: _____
Wantanee Prescott, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wantanee Prescott, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the President of Pure Investment Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of June, 2019.

CHRISTOPHER GILLIOM BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21

201906240060583

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY