Karen Johnson Davidson County
Batch# 256541 DEEDWARR
07/12/2019 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190712-0068428

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2019.

Notary Public

My commission expires:

MATTHEW PHELAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kevin Anderson	**Kevin Anderson**	**070070E00400CO**
900B Youngs	**900b Youngs**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael Barnes, Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Anderson, a single person

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:

Land in Davidson County, Tennessee, being Unit 900B, Riverfront Estates, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No, 20170316-0025831 as amended by Instrument No. 20171220-0129459, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Michael Barnes, Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge, by Warranty Deed from Owen W. Ferguson, dated January 21, 2016, of record in Instrument No. 20160125-0006701, Register's Office for Davidson County, Tennessee.Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 900B Youngs, Nashville, TN 37207.

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 in 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.

Michael Barnes Date: 7/12/19
Michael Barnes

Date: 7/12/19
Malcolm A. Lockridge

Date: 7/12/19
Angela Y. Swinger-Lockridge

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Barnes, and Malcolm A. Lockridge and Angela Y. Swinger-Lockridge, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July 2019, _____.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, 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