WARRANTY DEED

Karen Johnson Davidson County
Batch# 267107 DEEDWARR
08/05/2019 03:11:26 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20190805-0077636

W-BR-19-1204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy J. Gerst and Christina R. Gerst	**Fairway Independent Mortgage Corporation**	
(NAME) **1204 Beautiful Valley Court**	(NAME) **4201 Marsh Lane**	**126-15-0A-333.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Carrollton, TX 75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RON L. ANDERSON AND JENNIFER R. ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY J. GERST AND CHRISTINA R. GERST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of Final Plat Boone Trace Section 8, Phase 2 of record in Plat at Instrument No. 200408060094780, 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 Ron L. Anderson and Jennifer R. Anderson, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050127-0010097 Register's Office for Davidson County, Tennessee, dated January 21, 2005 and recorded on January 27, 2005.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 200408060094780, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 7265, Page 657, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Entry Agreement Underground of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9342, Page 312, Instrument No. 20010717-0075902, and Amendment to Restrictive Covenants Book 10032, Page 813, Supplemental Declaration of Covenants, Conditions and Restrictions for Boone Trace Book 10306, Page 817, Book 11455, Page 443, Instrument No. 200001260008529, Instrument No. 20001211-0121618, Instrument No. 20011119-0126832 , Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20001120-0114598 and Instrument No. 20021217-0155375, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040204-0013636 and Instrument No. 20040406-0038745 and Instrument No. 20071116-0134577 and Instrument No. 20071116-0134580 and Instrument No. 20071116-0134581, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1204 Beautiful Valley Court, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF AUGUST, 2019.

Ron L. Anderson

Jennifer R. Anderson by Ron L. Anderson – attorney in fact
Jennifer R. Anderson by Ron L. Anderson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RON L. 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RON L. ANDERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNIFER R. ANDERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER R. ANDERSON.

Witness my hand and official seal, this the 1st of August, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212