WARRANTY DEED

File #19367

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 296010 DEEDWARR
10/04/2019 09:27:54 AM 4 pgs
Fees: $23.00 Taxes: $915.20

20191004-0101619

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent A. Clifford	"NEW OWNERS"	161-10-0A-031.00-CO
(NAME)	(NAME)	
5322 Flat Creek Road		
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Jesse M. Howard and wife, Allison L. Howard (formerly known as Allison L. Anderson) and Edward W. Anderson, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent A. Clifford and Kristen Clifford, husband and wife,** 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 Lot No. 50 on the Plan of Villages of Brentwood, Phase One, as of record in Plat Book 5200, Page 613, 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 Jesse M. Howard, unmarried and Allison L. Anderson, unmarried and Edward W. Anderson, married as all as Tenants in Common with Right of Survivorship, by Warranty deed from Charles W. Hall, II, and wife, Amanda G. Hall, of record in Instrument No. 20101018-0083343, Register's Office for Davidson County, Tennessee. The said Jesse M. Howard and Allison L. Howard (formerly Allison L. Anderson) now married.

THIS property is not the homestead or current residence of the grantor Edward W. Anderson, nor his spouse Tracy J. Anderson.

THIS instrument is being executed in behalf of Edward W. Anderson pursuant to a Power of Attorney executed on September 28th, 2019, of record in Instrument No. 20191004-0101618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5376 Village Way, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 1 day of October, 2019.

Jesse M. Howard

Allison L. Howard

Edward W. Anderson by: Jesse M. Howard, attorney in fact
Edward W. Anderson
By: Jesse M. Howard, Attorney-in-fact

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jesse M. Howard and Allison L. Howard**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

See Attached Form for Notary Certificate

My commission expires: _____

Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jesse M. Howard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Edward W. Anderson for the purposes therein contained, and who further proved to me that he is the **Attorney In Fact** for Edward W. Anderson, and is authorized by Edward W. Anderson to execute this instrument on his behalf.

This the _____ day of _____, 2019.

See Attached Form for Notary Certificate

My Commission Expires: _____

Notary Public

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

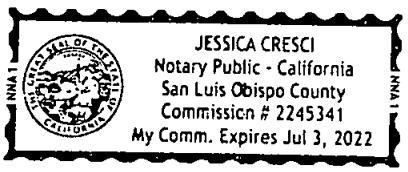
State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on this 1 day of October 2019, by Jesse M. Howard and Allison L. Howard,

Name of Signer(s)

proved to me on the basis of satisfactory evidence to be the person (s) who appeared before me.



Place Notary Seal Above

Signature Jessica Cresci

Signature of Notary Public

RE: Warranty Deed

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

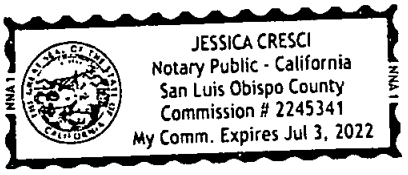
Subscribed and sworn to (or affirmed) before me on

this 1 day of October 2019,

by Jesse M. Howard,

Name of Signer(s)

proved to me on the basis of satisfactory evidence to be the person (s) who appeared before me.



Place Notary Seal Above

Signature Jessica Cresci

Signature of Notary Public

RE: Warranty Deed - Signed as Edward W. Anderson