This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $115,000.00.

Affiant

Subscribed and sworn before me this the 3 Day of February, 2020.

Notary Public
My commission expires: 10/7/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 352798 DEEDWARR
02/04/2020 09:21:37 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20200204-0012571

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John H. Friedmann 9252 Spring Run Blvd Bonita Springs, Florida 34135	New Owner	163-11-0A 030.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL ANDERSON AND PAULA ANDERSON, HUSBAND AND WIFE hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN H. FRIEDMANN, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30, on the Third Revision of Bell Forge Village, Section 2 of Record in Plat Book 6900, Page 250, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul Anderson and Paula Anderson, husband and wife, by deed from Newbury REO 2013, LLC, a limited liability corporation, dated 09/30/2014, of record in Instrument No. 20141003-0091909, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 403 Oak Forge Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PA by JW A-F

PA by JW A-F

Witness my hand this the 3rd day of February, 2020.

Paul Anderson by Jenny West Attorney in fact
Paul Anderson
BY: Jenny West as Attorney-in-Fact

Paula Anderson by Jenny West Attorney in fact
Paula Anderson
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of February, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul Anderson by Specific POWER OF ATTORNEY dated January 22, 2020, and who acknowledged that he executed the same as the free act and deed of Paul Anderson.

Witness my hand and official seal this 3rd day of February, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of February, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paula Anderson by Specific POWER OF ATTORNEY dated January 28, 2020, and who acknowledged that he executed the same as the free act and deed of Paula Anderson.

Witness my hand and official seal this 3rd day of February, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY