THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 404846 **DEEDWARR**
05/22/2020 11:32:50 AM 2 pgs
Fees: $13.00 Taxes: $2,839.15

20200522-0053437

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **767,338.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Sudderth		
1215 Jefferson Davis Drive	New Owner	145-14-0-043.00
Brentwood, TN 37027		
(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, **Samuel F. Anderson, Trustee of Oak Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly Head Sudderth and Robert Preston Sudderth, wife and husband**

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. 181 on the Plan of Tyne Valley Estates, Section 10 of record in Plat Book 3700, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 181 fronts 170 feet on the Southerly side of Jefferson Davis Drive, and extends back 266.2 feet on the Westerly line and 251 feet on the Easterly line to a dead line, which is a broken line measuring 264.40 feet thereon.

Being the same property conveyed to Edward Clive Anderson, Jr., and wife Mary J. Anderson by Warranty deed from Haury & Smith ConTractors, Inc. of record in Book 4336, page 75, Register's Office for Davidson County, Tennessee, dated May 13, 1969 and recorded on May 26, 1969.

Being the same property conveyed to Mary J. Anderson by Quitclaim deed from Edward Clive Anderson, Jr. of record in Instrument No. 20051024-0128206 Register's Office for Davidson County, Tennessee, dated October 18, 2005 and recorded on October 24, 2005.

Being the same property conveyed to Samuel F. Anderson, Trustee of Oak Trust by Quitclaim deed from Edward Clive Anderson Jr., Executor of the Mary J. Anderson Estate and Trustee of the Mary Anderson Family Trust of record in Instrument No. 20180202-0010897 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 02, 2018.

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.

This is () UNIMPROVED
(X) IMPROVED property known as **1215 Jefferson Davis Drive, Brentwood, Tennessee 37027.**

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 our hands this the 8th day of May, 2020.

Oak Trust

Samuel F. Anderson, Trustee

Samuel F. Anderson, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Samuel F. Anderson** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Oak Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Samuel F. Anderson** as such **Trustee**.

Witness my hand and seal this the 8th day of May, 2020.

My Commission expires 3/28/22

Notary Public

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and seal this the 8th day of May, 2020.

My Commission expires 3/28/22

Notary Public

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY