This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3738**

Karen Johnson Davidson County
Batch# 407153 **DEEDWARR**
05/28/2020 01:31:38 PM 2 pgs
Fees: $13.00 Taxes: $7,585.00
20200528-0055131

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Arthur N. Anderson, III and wife, Kimberly K. Anderson,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Kellie Hunter McDowell, Trustee of the Kellie Hunter McDowell Revocable Trust under agreement dated April 19, 2018**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of 2002 Tyne of record in Plat Book 6900, Page 298, 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 W. William Davis, as Trustee under the terms of the Trust Agreement dated July 23, 2004, by Warranty Deed from Edward K. Wissing and wife, Constance H. Wissing, of record in Instrument No. 20040802-0092097, Register's Office for Davidson County, Tennessee, dated July 30, 2004, and recorded on August 02, 2004. Further being the same property conveyed to Arthur Newton Anderson III and wife, Kimberly K. Anderson, by Quitclaim Deed from W. William Davis, as Trustee under the terms of the Trust Agreement dated July 23, 2004, of record in Instrument No. 20040913-0109956, Register's Office for Davidson County, Tennessee, dated September 10, 2004, and recorded on September 13, 2004.

This is improved property also known as 2005 Sunset Hills Terrace, Nashville, Tennessee 37215-4709.

Map and Parcel: 14500013200

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 26th day of May, 2020.

Arthur N. Anderson, III -Grantor

Kimberly K. Anderson -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur N. Anderson, III and Kimberly K. Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2020.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 12/19/20

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$2,050,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 27 day of May, 2020.

Affiant

(SEAL)

NOTARY PUBLIC

My commission expires: 11/27/23

Grantee(s) Name, Address:	Send Tax Statement To:
Kellie Hunter McDowell, Trustee of the Kellie Hunter McDowell Revocable Trust	NEW OWNER
2005 Sunset Hills Terrace	SAME
Nashville, TN 37215	