Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1629TN

Karen Johnson Davidson County
Batch# 409098 DEEDWARR
06/02/2020 12:34:31 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20200602-0056537

CASSIE LOVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of ~~May~~ 1st June, 2020.

Notary Public

Commission Expiration: 2/24/23

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sharon E. Gipson and Kierra Gipson 725 Sandbury Point Antioch, TN 37013	Andigo Credit Union Clo Motorola Employees Credit Union ~~SAME AS NEW OWNER.~~ 1501 E. Woodfield Rd. Schaumburg, IL 60173	164-10-0A-250.00 CO

WARRANTY DEED

FOR AND IN 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, **Mark Anderson and Dana M. Anderson, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon E. Gipson an unmarried woman and Kierra Gipson an unmarried woman** 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:

Property known as: 725 Sandbury Point, Antioch, TN 37013, County of Davidson

Being Lot No. 105 on the Final Plat, Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20051103-0133115, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property previously conveyed to Mark Anderson, married, by Warranty Deed from Southern Home Builders, LLC, dated 01/09/2008 and recorded 01/16/2008 in Instrument No. 20080116-0005122, said Register's Office.

Being the same property conveyed to Mark Anderson and Dana M. Anderson, husband and wife, as tenants by the entirety, by Warranty Deed from Mark Anderson, joined by Dana M. Anderson, his wife, dated 03/09/2010 and recorded 03/30/2010 in Instrument No. 20100330-0023644, said Register's Office.

Tax Map and Parcel ID: 164-10-0A-250.00 CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 725 Sandbury Point, 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 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 unemcumbered, 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 29th day of May, 2020.

Mark Anderson

Dana M. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2020, before me personally appeared **Mark Anderson and Dana M. Anderson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of May, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023