THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426457**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2020. Notary Public My Commission Expires:

ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER

Karen Johnson Davidson County
Batch# 449551 DEEDWARR
08/04/2020 12:57:26 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20200804-0086173

WARRANTY DEED

Address New Owner: McKenzie Construction, LLC 3106 Harlin Dr. Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-10-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Arthur R. Anderson, III and Sherry Anderson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **McKenzie Construction, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Section Two First Addition Seven Hills, of record in Plat Book 2663, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARTHUR R. ANDERSON III and SHERRY ANDERSON, HUSBAND AND WIFE, by deed from RAY R. HEEDER and wife, MARJORIE L. HEEDER, of record in Book 6422, page 569 , dated October 31, 1984 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-10-0-069.00.

Matters shown on the Plan of record in Plat Book 2663, page 51, said Register's Office.

Driveway and Retaining Wall Agreement s of record in Book 3310, page 505 and in Book 4316, page 637, said Register's Office.

This is improved property located at 4616 General Lowrey Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2020.

Arthur R. Anderson, III

Sherry Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires: _____

