Karen Johnson Davidson County
Batch# 507623 DEEDWARR
11/03/2020 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20201103-0128178

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Sarah Aughtman 500 North Wilson Boulevard Nashville, TN 37205

Order Number: 2020-3354-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, the Grantor(s) **Michael Anderson and Laura Pettibon, Husband and Wife,** for Eight Hundred Thousand Dollars and 00/100 ($800,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Sarah Aughtman, an unmarried woman,** whose address is 500 North Wilson Boulevard, Nashville, TN 37205, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the South one-half of Lot No. 378 on the Plan of Richland Realty Company's Division "C" of record in Plat Book 421, Page 31, 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 part of said lot fronts 45 feet on the Easterly side of Wilson Avenue and runs back between lines, 140.8 feet on the North line and 163 feet on the South line to a dead line, on which it measures 50 feet.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 103-08-0-260.00
Street address of property: 500 North Wilson Boulevard, Nashville, TN 37205
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20160405-0032690 in the Recorder's Office, Davidson County, Tennessee.

Signed this 15th day of October, 2020.

Signature of Grantor(s):

Michael Anderson

Laura Pettibon

STATE OF Tennessee, COUNTY OF Montgomery, SS:

BE IT REMEMBERED That on this 15 day of October, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael Anderson and Laura Pettibon, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
My Commission Expires 5/10/2021

STEPHANIE E. SMOTHERMON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Address: 500 North Wilson Boulevard, Nashville, TN 37205
Tax Parcel: 103-08-0-260.00

Oath of Consideration

I or we, Alma Mcmee, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $800,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 15 day of October, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 15 day of October, 2020

Notary Public
My Commission Expires: 5/10/2021

STEPHANIE E. SMOTHERMON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021