THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
scottt
E.L.T.G., LLC
505 Progress Drive
Suite 113
Linthicum, Maryland 21090
Telephone: 443-451-8800 Fax: 443-451-1701
File No. 10-24171
Deed prepared with limited title exam
Full search not requested or performed.
EXEMPTION CODE
TCA 67-4-409(a)(3)(A)

Property Address: 725 Sandbury Point, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20100018485 DEEDWARR
Recvd: 03/30/10 12:19 2 pgs
Fees:12.00 Taxes:0.00
20100330-0023644

---Above This Line Reserved For Official Use Only---

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, **Mark Anderson, joined by Dana M Anderson, his wife**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mark Anderson and Dana M. Anderson, Husband and Wife, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Exhibit "A"

Land in Davidson County, Tennessee, being of Lot No. 105 on the Final Plat, Village Five, Summerfield Subdivision, as Shown by plat appearing of record in Instrument No. 20051103-0153115, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

For Informational Purposes Only:

The improvements thereon being known as 725 Sandbury Point, Antioch, Tennessee 37013.

BEING all and the same lot of ground which by Deed dated January 09, 2008, and recorded January 16, 2008 among the Land Records of Davidson County, Tennessee in Instrument No. 20080116-0005122, was granted and conveyed by Southern Home Builders, LLC. A Tennessee Limited Liabilty Company, unto Mark Anderson.

Parcel No.: 164100A25000CO

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Southern Home Builders, LLC. A Tennessee Limited Liabilty Company, dated January 9, 2008, and recorded January 16, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20080116-0005122.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants 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 said lands against all claims whatever.

Taxes for tax year 2010 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [X] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ Husband & Wife which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 9th day of March, 2010.

{Seal}
Mark Anderson

Dana M Anderson {Seal}
Dana M. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of March, 2010, before me the undersigned officer, personally appeared Mark Anderson and Dana M. Anderson, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 7-5-11

Grantor's Name, Address, Phone:
Mark Anderson
Dana M Anderson
725 Sandbury Pt
Antioch, TN 37013
615-320-7292

Grantees' Name, Address, Phone:
Mark Anderson and Dana M. Anderson
725 Sandbury Point
Antioch, TN 37013
615-320-7292

SEND TAX STATEMENTS TO THE GRANTEE.

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011