QUITCLAIM DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO ME ON THE 16th DAY OF April, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03426 GARRETT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
CHARLOTTE W. ANDERSON	Same	13207000900
4213 Morriswood Drive		13207000900
Nashville, TN 37204		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLOTTE W. ANDERSON, TRUSTEE, AND HER SUCCESSORS IN TRUST, OF THE CHARLOTTE W. ANDERSON REVOCABLE LIVING TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CHARLOTTE W. ANDERSON, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

BILL GARRETT, Davidson County
Trans: T20100023132 DEEDQC
Recvd: 04/19/10 15:56 2 pgs
Fees: 12.00 Taxes: 0.00
20100419-0029440

This is Improved property known as 4213 Morriswood Drive, Nashville, TN 37204

Witness my hand on this 7th day of April, 2010

CHARLOTTE W. ANDERSON
TRUSTEE, AND HER SUCCESSORS
IN TRUST, OF THE CHARLOTTE W.
ANDERSON REVOCABLE LIVING TRUST

Charlotte W. Anderson

CHARLOTTE W. ANDERSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CHARLOTTE W. ANDERSON, TRUSTEE, WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO UPON OATH, ACKNOWLEDGED THEMSELF TO BE THE TRUSTEE OF THE CHARLOTTE W. ANDERSON REVOCABLE LIVING TRUST ANDERSON REVOCABLE LIVING TRUST, THE WITHIN NAMED BARGANOR, A TRUST, AND THAT CHARLOTTE W. ANDERSON, TRUSTEE, ACTING IN SUCH CAPACITY, AND AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Piperton, TENNESSEE, THIS 7TH DAY OF APRIL, 2010.

NOTARY PUBLIC Leigh Nance

MY COMMISSION EXPIRES March 02, 2013

LEIGH ANN NANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. MARCH 02, 2013

10-03426 GARRETT

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 9, PLAN OF SOUTHMEADE, SECTION II, as shown on plat of record in Plat Book 2133, Page 64, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Albert G. Morris and Stirton Oman, Trustees to Russell B. Anderson and wife, Charlotte W. Anderson as recorded on the 16th day of September, 1953 in Book 2197, Page 89 and Quit Claim Deed from Charlotte W. Anderson to Charlotte W. Anderson, Trustee, and her successors in trust, of the Charlotte W. Anderson Revocable Living Trust as recorded on the 27th day of February, 1998 in Book 10813, Page 829, in the Register's Office of Davidson County, Tennessee.

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.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SOUTHMEADE, SECTION II, as recorded in Plat Book 2133, Page(s) 64, 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(c).

d. Covenants, Conditions and Restrictions recorded in Book 560, Page 106 and Book 2158, Page 384 , 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(c).

e. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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(c).

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.