WARRANTY 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 $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF APRIL, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/22/10

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

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 If left blank please use the address of the new owner	MAP-PARCEL
Harold W. Garrett Jr. and Tiffany M. Garrett	Same	13207000900
4213 Morriswood Drive		
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,AN UNMARRIED WOMAN,

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

HAROLD W. GARRETT JR., AND WIFE, TIFFANY M. GARRETT

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"

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, andthe same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend thetitle to the said land to the said Grantee, its successors 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 on the 16th day of April, 2010.

Charlotte W. Anderson

Charlotte W. Anderson by Richard B. Anderson;

by Richard B. Anderson, attorney in fact

attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 16th day of April, 2010, before me personally appeared Richard B. Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Charlotte W. Anderson** and acknowledged that he executed the same as the free act and deed of said **Charlotte W. Anderson**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

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

BILL GARRETT, Davidson County
Trans:T20100023132 DEEDWARR
Recvd: 04/19/10 15:56 2 pgs
Fees:13.00 Taxes:906.50

20100419-0029441

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 to Charlotte W. Anderson by Quitclaim Deed from Charlotte W. Anderson, Trustee, and her successors in trust, of the Charlotte W. Anderson Revocable Living Trust, of Record in Instrument # 20100419-0029440 Registers Office for Davidson County Tennessee.

This instrument is being executed in behalf of Charlotte W. Anderson pursuant to a power of attorney executed by the same on the 02/26/1998, and being of record in Book 10813, Page 827 Register's Office for 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 inthe 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).