THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10030195** BILL GARRETT, Davidson County Trans:T20100027020 DEEDWARR Recvd: 05/06/10 08:50 2 pgs Fees:13.00 Taxes:897.25 20100506-0034384	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $242,500.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2010. Notary Public My Commission Expires: 11/22/10 William T. Chapman, IV State Of Tennessee Notary Public Davidson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert C. Cobb 995 Greerland Dr Nashville TN 37204	New Owner	Tax Parcel ID No. 132-1-153.00

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, **Amanda Leigh Andrews, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert C. Cobb, married** ("Grantees"), his 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 all of Lot No. 176A, on the Plan of Zone Lot Division, Lot No. 176, Rolling Meadows, as shown by plat appearing of record in Plat Book 1424, Page 99 as revised in Plat Book 6250, Page 237, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Being the same property conveyed to Amanda Leigh Andrews by Warranty Deed from James W. Bilyeu and wife, Wadean H. Bilyeu, recorded on the 3rd day of April, 2003 in Instrument No. 20030403-0044292, 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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, as recorded in Plat Book 1424, Page(s) 99 as amended in Plat Book 6250, Page 237.

Setback Line Change recorded in Book 2993, Page 556.

This is improved property located at 995 Greerland Dr Nashville TN 37204.

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 30th day of April, 2010.

Amanda Leigh Andrews

Amanda Leigh Andrews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda Leigh Andrews, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County