BILL GARRETT, Davidson County
Trans:T20100030721 DEEDWARR
Recvd: 05/21/10 10:32 2 pgs
Fees:13.00 Taxes:369.63
20100521-0039300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$99,900.00** (Ninety Nine Thousand Nine Hundred).

Carolyn Christoffers
AFFIANT

Subscribed to and sworn before me this 13th day of May, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES:

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
Grissim Title + Escrow, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
JUSTIN D. KAVANAUGH 1028 Mallow Drive Madison,TN 37115	New Owner	043-16-0-158.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HEIR AT LAW OF NELWYN JO ANDERSON, HARLEY JOE ANDERSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY. UNTO, **JUSTIN D. KAVANAUGH,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled the Plan of Arrowhead Estates, Section 1, of record in Plat Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. L. ANDERSON ET U X , NELWYN JO ANDERSON, by deed from JACK DRIVER & SONS, INC., of record in Book 5161, page 497, said Register's Office.

The said J. L. Anderson having since died August 9, 1998. The said Nelwyn Jo Anderson having since died January 6, 2010, testate. Pursuant to the non-probated Last Will and Testament of the said Nelwyn Jo Anderson the subject property devised to her only Heir at Law, Harley Joe Anderson.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1028 MALLOW DRIVE** **MADISON,TN37115**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

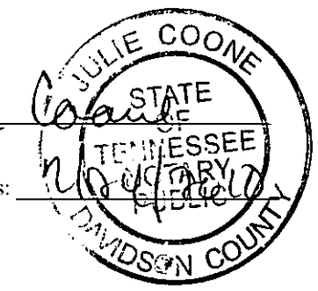
WITNESS, this 13th day of May, 2010.

Harley Joe Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of May, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Harley Joe Andersonn** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of May, 2010.



Notary Public

Commission Expires: _____