WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047510 DEEDWARR
Recvd: 08/03/10 09:30 2 pgs
Fees:13.00 Taxes:1206.20

20100803-0060793

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $326,000.00

Deborah K. Elliott
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2010.

Brenda Roberts
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-18-2011

BRENDA ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Jim R. Vanderpool, P.C., 256 Seaboard Lane, C-100, Franklin, TN 37067
file # 10-03595 RICHARDSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Mary C. Richardson and James W.Richardson	Same	11704020400
1913 Wildwood Avenue		
Nashville, TN 37212		

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,

RICHARD J. ANDERS, AND WIFE, AMANDA L. ANDERS

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

MARY C. RICHARDSON AND JAMES W. RICHARDSON, AS TENANTS BY THE ENTIRETY

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 1913 Wildwood Avenue, Nashville, TN 37212

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, and the 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 the title 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 our hand on the 30th day of July, 2010.

Richard J. Anders

Amanda L. Anders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RICHARD J. ANDERS AND AMANDA L. ANDERS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2010.

Notary Public_____

My Commission Expires:_____

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

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3, BLOCK B, MAP OF BELMONT TERRACE ANNEX NO. 3, as shown on plat of record in Plat Book 1130, Page 24, 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 Richard J. Anders, unmarried by Warranty Deed from Steven Lloyd Rutland and wife, Jeanie Wright Rutland, recorded on the 10th day of February, 2004 in Instrument No. 20040210-0016126, in the Register's Office of Davidson County, Tennessee.

Amanda L. Anders joins in the execution of this instrument for the purpose of conveying any and all interest she may have in subject property by virtue of her marriage to Richard J. Anders.

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 BLOCK B, MAP OF BELMONT TERRACE ANNEX NO. 3, as recorded in Plat Book 1130, Page(s) 24.

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.