THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100068343 DEEDWARR
Recvd: 10/28/10 10:55 2 pgs
Fees:13.00 Taxes:1480.00
20101028-0086254

Tax Map: 146 14 0 015.00

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

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

My Commission Expires: 8.20.14

Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS:

John M. Anderson
(Name)
841 Otter Creek Road
(Street Address)
Nashville, Tennessee 37220

SEND TAX BILLS TO:

Same
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **WILL E. COLTHARP, JR., an unmarried man,** hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **JOHN M. ANDERSON, an unmarried man,** hereinafter, "Grantee," a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Forest Acres Subdivision Section 6, of record in Plat Book 3842, page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Will E. Coltharp, Jr., unmarried, by deed from Jack Alexander, unmarried, of record in Instrument No. 20100812-0063583, in the Register's Office for Davidson County, Tennessee, dated August 10, 2010.

This improved property is known as: 841 Otter Creek Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2010 and subsequent years. Tax Parcel No. 146 14 0 015.00.

2. All matters shown on Plan recorded in Plat Book 3842, page 11, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3917, page 874, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Easement of record in Book 7853, page 200, Register's Office for Davidson County, Tennessee.

5. Terms and Conditions of Dedication of Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20070129-0011253, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused his name to be affixed hereto on this 13th day of October, 2010.

Will E. Coltharp, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Will E. Coltharp, Jr., grantor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 12th day of October, 2010.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013