WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110002002 DEEDWARR
Recvd: 01/10/11 13:40 2 pgs
Fees:13.00 Taxes:832.50
20110110-0002745

R-VRES-10-1121

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 7/22/13

(AFFIX SEAL)

LISA HANDLER NOTARY PUBLIC STATE OF TENNESSEE PUTNAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ella Anderson	Same	
1121 Deerhurst Court (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	155-8-C-149.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KRISTOPHER LATTIMORE AND WIFE, SUSAN LATTIMORE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLA ANDERSON , _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 149, POPLAR CREEK ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 339-347, REVISED IN PLAT BOOK 7900, PAGES 888 THRU 889, 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 KRISTOPHER LATTIMORE AND WIFE SUSAN LATTIMORE BY WARRANTY DEED FROM MICHAEL DIEHL AND WIFE LI YANG ERVE DIEHL, RECORDED ON THE 2ND DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050302-0023095, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD PLAT BOOK 6900, PAGE 339; PLAT BOOK 7900, PAGE 888; BOOK 6474, PAGE 346; BOOK 6486, PAGE 587; BOOK 6662, PAGE 433; BOOK 6804, PAGE 536; BOOK 6987, PAGE 966; BOOK 7964, PAGE 33; BOOK 9472, PAGE 824; BOOK 7099, PAGE 299; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1121 Deerhurst Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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/our hand(s) this 6th day of January, 2011.

Kristopher Lattimore by Bonita L. Cathey as Attorney in Fact

Susan Lattimore by Bonita L. Cathey as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of January, 2011, before me personally appeared BONITA L. CATHEY 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 Kristopher Lattimore and wife, Susan Lattimore and who acknowledged he/she/they executed the same as the free act and deed of the said Kristopher Lattimore and wife, Susan Lattimore.

Witness my hand and official seal, this the 6th day of January, 2011.

Notary Public

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-03-13

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903