23087-8
Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110012469 DEEDWARR
Recvd: 03/02/11 09:10 2 pgs
Fees:13.00 Taxes:1152.55
20110302-0016619

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $311,500.00.

Deborah L Cable
Affiant

Subscribed and sworn to before me this the 28th day of February, 2011.

Notary Public

My commission expires: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles P. Richardson **Rachael R. Richardson**	**New Owners**	**Map 104-5 Parcel 259.00**
3608 Meadowbrook Ave.		
Nashville, TN 37205		

FOR AND IN 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,

Dr James E. Anderson, a widower

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

Charles P. Richardson and Rachael R. Richardson, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 No. 462, on the Plan of Richland Realty Company's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dr. James E. Anderson and wife, Erika M. Anderson, by Warranty Deed from Nancy Moore Turner, Mary Kathryn Holt and James Lee Moore, heirs-at-law of Robert G. Moore, deceased, of record in Book 5449, Page 180, Register's Office for Davidson County, Tennessee. Erika M. Anderson died on April 30, 2007.

This instrument is being executed on behalf of Dr. James E. Anderson, pursuant to a Power of Attorney executed by same on the 24 day of February, 2011, of record in Instrument No. 20110302-0016618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved (____) property, known as **3608 Meadowbrook Ave., Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **28th** day of **February, 2011.**

Dr James E Anderson by Allen DeCuyper Attorney In Fact

Dr. James E. Anderson by Allen DeCuyper, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen DeCuyper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Dr. James E. Anderson**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Dr. James E. Anderson**, for the purpose therein contained, by signing the name of **Dr. James E. Anderson**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2011.**

Diana M. Aubin

Notary Public

My Commission Expires: 11-28-2011

