Return To: 11001324
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20110018586 DEEDWARR
Recvd: 03/30/11 14:43 2 pgs
Fees:13.00 Taxes:958.30
20110330-0024489

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $259,000.00

nMcKinney
Affiant

Subscribed and sworn to before me, this 24th day of March, 2011.

Heather Lee
Notary Public

My commission expires: 8-20-13

Heather Lee
State of Tennessee Notary Public
Rutherford Co

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin Reeves **Jennifer Kiilerich-Hansen**	**New Owner**	**Map\Parcel: 172-05-0-019.00**
6112 Frontier Court		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Lonnie Grasman Peddle as Successor Trustee of The Harold A. Anderson & Roberta Anderson Trust Under Agreement Dated April 8, 1993

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

Benjamin Reeves and Jennifer Kiilerich-Hansen

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. 55, The Highlands, Section Three, plat of which is of record in Book 5050, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description.

Being the same property conveyed to Harold A. Anderson and wife, Roberta Anderson by Warranty Deed from Reginald M. McDonough and wife, Joan B. McDonough, dated February 16, 1987, of record in Book 7141, Page 105, Register's Office for Davidson County, Tennessee. Harold A. Anderson and wife, Roberta Anderson, Individually conveyed their interest in said property by Quitclaim Deed to Harold A. Anderson and wife, Roberta Anderson, Trustees U/A/D April 8, 1993, of record in Book 8915, Page 183, dated April 8, 1983, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, Page 14, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5104, Page 410, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement to Metro of record in Book 5132, Page 418, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6112 Frontier Court, Nashville, TN 37211.

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 24th day of March, 2011.

The Harold A. Anderson & Roberta Anderson Trust
Under Agreement Dated April 8, 1993

Lonnie Grasman Peddle, Successor Trustee
By: Lonnie Grasman Peddle, Successor Trustee

*Lora Kay Daugherty and Teresa Lynn Briley, daughters of Lonnie Grasman Peddle, join in the execution of this instrument for the purpose of conveying any interest, they may or may not have, in the subject property.

Lora Kay Daugherty
Lora Kay Daugherty

Teresa Lynn Briley
Teresa Lynn Briley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lonnie Grasman Peddle with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of the Harold A. Anderson and Roberta Anderson Trust, under agreement dated April 8, 1993, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 24th day of March, 2011.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Lora Kay Daugherty , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2011.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Teresa Lynn Briley , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2011.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **110123SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027