RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File #
(Davidson County File Box 9-B)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 11030256

BILL GARRETT, Davidson County
Trans:T20110022910 DEEDWARR
Recvd: 04/19/11 09:27 2 pgs
Fees:13.00 Taxes:790.32
20110419-0030016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $213,600.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2011.

Notary Public
My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lynn Samuelson and Bernard Anderson 6684 Autumnwood Dr. Nashville TN 37221	Fifth Third Mortgage Company P.O. Box 630170 Cincinnati, OH 45263	Tax Parcel ID No. 155-08-0C-051.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel A. Cassidy and Amy E. Cassidy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bernard M. Anderson and Lynn E. Samuelson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Pages 339 through 347, as amended in Plat Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel A. Cassidy and wife, Amy E. Cassidy by Warranty Deed dated November 18, 2004 from Mao-Fu Sun and wife, Qiu Chen Cheng, of record in Instrument No. 20041119-0139473, Register's Office for Davidson County, Tennessee.

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.

Subject to all matters shown on the Plan of record in Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Pages 339 through 347, as amended in Plat Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Poplar Creek Estates, of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Poplar Creek Estates Homeowners' Association of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6684 Autumnwood Dr. Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2011.

Joel A. Cassidy by Krista Jameson as attorney in fact

Joel A. Cassidy by Krista Jameson as Attorney in fact

Amy E. Cassidy by Krista Jameson as attorney in fact

Amy E. Cassidy by Krista Jameson as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Krista Jameson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Joel A. Cassidy and Amy E. Cassidy,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of April, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY