Map 103-6, Parcel 47

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

**This Instrument Was Prepared By:**

William J. Yost, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Katherine Gwin Anderson
412 Alden Court
Nashville, TN 37205

Mortgagee:

BILL GARRETT, Davidson County
Trans:T20110028898 DEEDWARR
Recvd: 05/16/11 09:51 2 pgs
Fees:13.00 Taxes:1036.00
20110516-0037151

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, KATHRYN STEGALL FORDHAM (FORMERLY KNOWN AS KATHRYN A. STEGALL), has bargained and sold and by these presents does transfer and convey unto KATHERINE GWIN ANDERSON, a single woman, Grantee, her hers and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 2 on the Plan of Resubdivision Reserved Parcel "A", Brookside Courts Addition No. 2, of record in Plat Book 5210, page 190, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Kathryn A. Stegall by Warranty Deed of Shannon E. Pinkston, of record at instrument No. 20090609-0053427, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 412 Alden Court, Nashville, TN 37205

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2010 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable. 2) Matters appearing on the plan of record in Plat Book 5210, page 190, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

BENJAMIN R. FORDHAM, husband of Kathryn A. Stegall, hereby joins in the provisions of this instrument for the purpose of transferring and conveying unto the Grantee, her heirs and assigns, all of his right, title and interest in said property by reason of his marital status, or otherwise.

WITNESS our hands on this the 13th day of May, 2011.

KATHRYN STEGALL FORDHAM

BENJAMIN R. FORDHAM

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said County, KATHRYN STEGALL FORDHAM (FKA KATHRYN A. STEGALL) AND HUSBAND, BENJAMIN R. FORDHAM, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of May, 2011.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-17-2014

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Eighty Thousand and no/100 Dollars ($280,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13 day of May, 2011.

NOTARY PUBLIC

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 8, 2012

11-0005

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