BILL GARRETT, Davidson County
Trans:T20110039372 DEEDWARR
Recvd: 06/30/11 14:59 2 pgs
Fees:13.00 Taxes:832.50
20110630-0050254

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Richard Watkins
Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 29 day of June, 2011.

Karen McCalla
Notary Public
My commission expires: April 12, 2015

02-1106-47407

Address of New Owner:	Send Tax Bills to:	Tax Information
Lynn Anderson 5723 Cloverland Drive Brentwood TN 37027	New Owner 54 Sorrento Hanahan, SC 29410	171-00-0-086

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary G. Ianita, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lynn Anderson, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in the 6th Civil District of Davidson County, Tennessee, described according to a Survey made by Watkins and Murray, Surveyors, January 21, 1948, as follow:
>
> Beginning in the center of Hardscuffle Road at the northeast corner of the W.T. Lane 2.2 acre tract; thence with the center line of said road, eastwardly 354 feet to the northwest corner of a 1-acre tract sold to R. P. Marcy; thence with the westerly line of said tract, southwardly 369.2 feet to an iron pin; thence westwardly 354 feet to an iron pin in west line of Miles Easley's land; thence with his west line and the west line of the W. T. Lane property, northwardly 369.2 feet to the point of beginning, containing 3 acres, more or less.
>
> Being the same property conveyed to Joseph R. Ianita and wife, Mary G. Ianita, by deed from R. D. Eubank and wife, Ovie C. Eubank, dated June 28, 1974, recorded July 1, 1974, of record in Book 4830, Page 95, said Register's Office. Joseph R. Ianita died on December 16, 2008 leaving Mary G. Ianita as the sole surviving tenant by the entirety.
>
> 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 property is improved property known as 5723 Cloverland Drive, Brentwood, TN 37027

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of June, 2011.

Mary G. Ianita

Mary G. Ianita

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary G. Ianita, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of June, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires
1/19/14