BILL GARRETT, Davidson County
Trans:T20110044585 DEEDWARR
Recvd: 07/22/11 14:07 3 pgs
Fees:18.00 Taxes:506.90
20110722-0056456

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2011.

Notary Public

My commission expires: 3/2/15

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Claudia Cano	**Wilson Bank and Trust**	**53-9-B-217.00 CO**
1149 Pawnee Trail	1436 W. Main Street	
Madison, TN 37115	Lebanon, TN 37087	
		FILE #: ST9910

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,

Ronald B Anderson, II and Erin M. Anderson, both unmarried

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

Claudia Cano, a single person

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 74, CUMBERLAND STATION AT WILSON CAMP, SECTION SEVEN, as shown on plat of record in Instrument No. 20061010-0125617, re-recorded at Instrument No. 20061010-0125619, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald B. Anderson, II and wife, Erin M. Anderson by Warranty Deed from Phillips Builders, LLC a Tennessee Limited Liability Company, recorded on the 6th day of November, 2007 in Instrument No. 20071106-0130792, in the Register's Office of Davidson County, Tennessee. Ronald B. Anderson, II and Erin M. Anderson are now divorced.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Instrument No. 20061010-0125617, re-recorded at Instrument No. 20061010-0125619, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 1149 Pawnee Trail, Madison, TN 37115.

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 and assigns forever; and we do covenant with 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 in 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 15th day of July, 2011.

Ronald B Anderson, II

Erin M. Anderson

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public of said County and State, Ronald B Anderson, II, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2011.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012

STATE OF _____)
COUNTY OF _____)

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

Witness my hand, at office, this ____ day of July, 2011.

Notary Public

My Commission Expires:_____

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 and assigns forever; and we do covenant with 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 in 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 15 day of July, 2011.

Ronald B Anderson, II

Erin M. Anderson

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Ronald B Anderson, II, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of July, 2011.

Notary Public

My Commission Expires:_____

STATE OF Texas)
COUNTY OF Dallas)

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

Witness my hand, at office, this 15 day of July, 2011.

Notary Public

My Commission Expires: 8/13/11

MARGARET A. FAST
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-13-11