(1)

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 2011.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20110047625 DEEDWARR
Recvd: 08/04/11 11:22 2 pgs
Fees:13.00 Taxes:758.50
20110804-0059992

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

06-1107-74320

Address of New Owner:	Send Tax Bills to:	Tax Information
John C. F. Fenderson	Pinnacle National Bank	83-09-0-340
1414 Gartland Ave.	150 3rd Ave S	
Nashville TN 37206	Nashville, TN 37201	

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, Anne S. Foraker, married, and Margaret D. Scott, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C. F. Fenderson and Brandy Fenderson, joint tenants, 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 Davidson County, Tennessee, being Lot No. 81 on the Map of A.V.S. Lindsley's 29 Acre Tract, of record in Book 57, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold L. Scott and wife, Margaret D. Scott, by deed from Lawrence E. Burdette and wife, Sue H. Burdette, dated November 3, 1978, recorded November 6, 1978 in Book 5360, Page 501, Register's office for Davidson County, Tennessee.

Further, being the same property conveyed to Anne S. Foraker, subject to a Life Estate retained by Margaret D. Scott, by Quitclaim Deed from Margaret D. Scott, dated July 11, 1996, recorded July 17, 1996, of record in Book 10124, Page 451, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor, Anne S. Foraker, nor her spouse or any dependent.

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 1414 Gartland Ave., Nashville, TN 37206

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 1st day of August, 2011.

Anne S. Foraker

Margaret D. Scott

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anne S. Foraker and Margaret D. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 1st day of August, 2011.

Notary Public
State of Tennessee at Large

My Commission expires 1-17-12

