WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-HF-12-7312

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,500.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A. Anderson	Jennifer A. Anderson	
7312 Campton Road (ADDRESS)	7312 Campton Road (NAME)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (ADDRESS) (CITY) (STATE) (ZIP)	181-01-0-A-159.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID L. DAVIDSON AND WIFE, ANDREA L. DAVIDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER A. ANDERSON AND BARBARA YUDISKAS, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND SITUATED IN DAVIDSON COUNTY, TN:

LOT 80, SECTION FIVE, SUGAR VALLEY, AS SHOWN ON PLAN OF RECORD IN PLAT BOOK 20001204-0118880, PAGE , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO DAVID L. DAVIDSON AND WIFE, ANDREA L. DAVIDSON BY DEED FROM LIFESTYLE HOMES, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NUMBER 20020905-0107589, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 30, 2002.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN INSTRUMENT 20001204-0118880; BOOK 11069, PAGE 14 AMENDED IN INSTRUMENT 20001205-0119527 AND INSTRUMENT 20030708-0093637; BOOK 11069, PAGE 24; BOOK 11069, PAGE 6; INSTRUMENT 20000425-0041128; BOOK 9487, PAGE 901 AND BOOK 9343, PAGE 202; BOOK 5674, PAGE 863; PLAT BOOK 421, PAGE 146; PLAT BOOK 9700, PAGE 374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 7312 Campton Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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 12th day of March, 2012.

David L. Davidson

Andrea L. Davidson

BILL GARRETT, Davidson County
Trans:T20120019277 DEEDWARR
Recvd: 03/16/12 12:15 2 pgs
Fees:13.00 Taxes:771.45
20120316-0022699

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Davidson and Andrea L. Davidson, the within named bargainor, 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 and official seal, this the 12th day of March, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903