BILL GARRETT, Davidson County
Trans:T20120040988 DEEDWARR
Recvd: 06/04/12 14:46 2 pgs
Fees:13.00 Taxes:1850.00
20120604-0048576

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12040603

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this31st day of May, 2012.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William J. Anderson and Marcie D. Anderson 1906 Linden Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 10416013100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanna Greenwell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Anderson and wife, Marcie D. Anderson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF RESUBDIVISION OF LOTS 76 & 77 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as shown on plat of record in Plat Book 5190, Page 326, 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 Suzanna Greenwell a married person by Warranty Deed from Marlin Brent Rowan, married, recorded on the 27th day of March, 2008 in Instrument No. 20080327-0030684, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 76 & 77 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 5190, Page(s) 326.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1906 Linden Avenue Nashville TN 37212.

The said property was never the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2012

Suzanna Greenwell

Suzanna Greenwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanna Greenwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2012

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014