NEW OWNER:

ROBIN CARTER ANDERSON
7277 CHARLOTTE PIKE #109
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 12-0397

Map and Parcel 114080C02600CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20120044799 DEEDWARRSP
Recvd: 06/18/12 12:49 3 pgs
Fees:18.00 Taxes:592.00
20120618-0053199

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBIN CARTER ANDERSON, ADMINISTRATRIX OF THE ESTATE OF STEVEN CHARLES ANDERSON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBIN CARTER ANDERSON, unmarried**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Situated, lying and being in Davidson County, Tennessee and being known and designated as all of Unit 26 on the Plan of West Park Phase 1, as established by Master Deed for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Steven C. Anderson, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 24, 2004, and recorded in Instrument No. 20041209-0146879, in the Register's Office for Davidson County, Tennessee. For further reference to title, see Order Approving Sale of Real Property In Re: The Estate of Steven Charles Anderson, Deceased, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division,

Docket #11P914, whereby the above-referenced property shall be vested in Robin M. Anderson in her capacity as Administratrix of said estate for purposes of the sale of the property.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY known as 7277 CHARLOTTE PIKE #109, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantor, **BUT NOT FURTHER OR OTHERWISE.**

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument #20040304-0024541, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 14th day of June, 2012.

THE ESTATE OF STEVEN CHARLES ANDERSON

Robin Carter Anderson, Administratrix

BY: ROBIN CARTER ANDERSON, ADMINISTRATRIX

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBIN CARTER ANDERSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the Administratrix of **THE ESTATE OF STEVEN CHARLES ANDERSON**, the within-named bargainor, and as such authorized administratrix, being given the authority to so do, executed the within instrument on behalf of the estate by signing its name as such authorized administratrix.

WITNESS my hand and official seal at office this 14th day of June, 2012.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

Robin Carter Anderson
AFFIANT

Sworn to and subscribed to before me this 14th day of June, 2012.

NOTARY PUBLIC

My commission expires: 