Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $89,500.00 Affiant Subscribed and sworn to before me, this the 9th day of July, 2012. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bruce Hirst	L.C. Anderson	
1015 Stainback Ave.	408 Leake Avenue	82-3-355.00
Nashville, TN 37207	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **L.C. ANDERSON, TRUSTEE OF THE L.C. ANDERSON LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE HIRST, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, TN:

Lot 69, Sharpe and Horn's First Addition to East Nashville, as shown on Plan of record in Plat Book 57, Page 152, 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 the same property conveyed to Matthew J. Brooksher by Deed from The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3 of record at Instrument No. 20101119-00927123, Register's Office for Davidson County, Tennessee, dated November 12, 2010.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3 by Substitute Trustee's Deed filed in Instrument Number 20091001-0091139, Register's Office for Davidson County, Tennessee, recorded October 1, 2009.

Being the same property conveyed to L.C. Anderson, Trustee of The L.C. Anderson Living Trust by Quitclaim Deed recorded at Instrument No. 20120713-0061935, Register's Office for Said County.

BILL GARRETT, Davidson County
Trans:T20120051928 DEEDWARR
Recvd: 07/13/12 15:49 2 pgs
Fees:13.00 Taxes:331.15



20120713-0061936

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1015 Stainback Ave., Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2012.

THE L.C. ANDERSON LIVING TRUST

L.C. Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named L.C. Anderson, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2012.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public