BILL GARRETT, Davidson County
Trans:T20120054132 DEEDWARR
Recvd: 07/24/12 09:20 2 pgs
Fees:13.00 Taxes:1147.00

20120724-0064806

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Deanna D Johnson
Affiant

Subscribed and sworn to before me, this 2nd day of July, 2012.

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: 6-4-15

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelly A. Anders	**New Owner**	**Map\Parcel: 146-08-0-178.00**
405 Fieldcrest		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Keith S. Whitfield and wife, Amy C. Whitfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly A. Anders, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 377, Crieve Hall Estates, Section Five, as shown on plat of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keith S. Whitfield and wife, Amy C. Whitfield by Warranty Deed from Senior Citizens, Inc., d/b/a Fifty Forward, Conservator for Dorothy Jean Porter Hawkins, of record in Instrument No. 20110510-0035897, dated May 2, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2277, Page 110, Register's Office for DAVIDSON County, Tennessee.
Misc. Easement and intrusions of record in Book 2133, Page 91, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 405 Fieldcrest, Nashville, TN 37211.

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 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 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/our hand(s) this 2nd day of July, 2012.

Keith S. Whitfield by Amy C. Whitfield, attorney-in-fact

Keith S. Whitfield by Amy C. Whitfield, Attorney in Fact

Amy C. Whitfield

Amy C. Whitfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Amy C. Whitfield , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2012.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amy C. Whitfield, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Keith S. Whitfield for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Keith S. Whitfield, and is authorized by Keith S. Whitfield to execute this instrument on his behalf.

This the 2nd day of July, 2012.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **120536DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027