Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Ashley Nelson
Affiant

Subscribed and sworn to before me, this 14th day of August, 2012.

Notary Public
My commission expires: 07/08/13

02-1207-47966

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan Roberts 1445 Timber Ridge Circle Nashville TN 37211	New Owner	172-04-0A-054.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer M. Anderson and husband Jon Anderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan Roberts and wife, Sarah Anne Roberts, hereinafter called the Grantees, their successors 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. 54 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jennifer M. Anderson and husband, Jon Anderson by deed from Leonard M. Driscoll and wife, Paula E. Driscoll, of record in Instrument No. 20050411-0039811, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 1445 Timber Ridge Circle, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120061045 DEEDWARR
Recvd: 08/16/12 08:39 2 pgs
Fees:13.00 Taxes:869.50
20120816-0073251

WITNESS my hand this 14th day of August, 2012.

Jon Anderson

Jennifer M. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jon Anderson and Jennifer M. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of August, 2012.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14