BILL GARRETT, Davidson County
Trans:T20120067554 DEEDWARR
Recvd: 09/10/12 09:31 2 pgs
Fees:13.00 Taxes:428.83
20120910-0081611

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of September, 2012, by and between Helen Trimble Anthony, party of the first part, and Tracey Shannon, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Real estate located in Davidson County, Tennessee, described as follows:
Being Lot No. 6 on the Block of "FF" of the revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Helen Trimble Anthony, by virtue of that certain Special Warranty Deed dated May 16, 2008, at Instrument No. 20080605-0057836 in the Register's Office of Davidson County, Tennessee. *Seller warrants that this property was never used as her primary residence and has been used for investment purposes only.*

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Helen Trimble Anthony

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Helen Trimble Anthony, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of September, 2012.

Notary Public

My Commission Expires: 9-8-13

MELANIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Tracey Shannon

Tax Parcel No 06903005900

Property Address: 3915 Southview Drive
Nashville, TN 37218

MAIL TAX
BILLS TO: American Mortgage Service Company
11503 Springfield Pike
Cincinnati, OH 45246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $115,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of September, 2012.

Donna C. Plonk
Notary Public

My Commission Expires: 11-3-2015

