WARRANTY DEED

G-TN-12-5501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean White	new owner	
5501 Meadowcrest Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		103-07-0-056.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROL STRINGER AND JOAN WILSON AND AND JONATHAN COTHRAN AND SCOTT COTHRAN AND JOSEPH GUQLIOTTA , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEAN WHITE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, SECTION 1, RICHLAND MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 40, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOE THOMAS ANDERSON AND WIFE, ANNA MAE COWELL ANDERSON BY WARRANTY DEED FROM RICHLAND DEVELOPMENT COMPANY, INC., RECORDED ON THE 15TH DAY OF NOVEMBER, 1954 IN DEED BOOK 2332, PAGE 317, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
THE SAID JOE THOMAS ANDERSON DIED NOVEMBER 6, 1981 LEAVING PROPERTY TO ANNA ANDERSON AS HER SOLE AND SEPERATE PROPERTY. ANNA ANDERSON MARRIED JACK FOX AND WAS KNOWN AS ANNA ANDERSON FOX. JACK FOX DIED APRIL 16, 1997. ANNA ANDERSON FOX DIED NOVEMBER 18, 2011 LEAVING PROPERTY TO CAROL STRINGER A 33.33% UNDIVIDED INTEREST, JOAN WILSON A 33.33% UNDIVIDED INTEREST, JONATHAN WILLIAM COTHRAN A 11.11% UNDIVIDED INTEREST, SCOTT ANDERSON COTHRAN A 11.11% UNDIVIDED INTEREST, AND JOSEPH GUGLIOTTA A 11.11% UNDIVIDED INTEREST.

THIS CONVEYANCE IS SUBJECT TO A) INSTRUMENTS OF RECORD IN BOOK 2083, PAGE 40, BOOK 2152 PAGE 121, BOOK 2195 PAGE 256 AND BOOK 204 PAGE 369, SAID REGISTER'S OFFICE; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5501 Meadowcrest Lane, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120084078 DEEDWARR
Recvd: 11/05/12 09:06 2 pgs
Fees:13.00 Taxes:503.20
20121105-0101408

Witness my/our hand(s) this 26th day of October, 2012.

Carol Stringer

Joan Wilson

Jonathan Cothran by Rachel Cothran AIF
Jonathan Cothran by Rachel Cothran,
Attorney in Fact

Scott Cothran

Joseph Guqliotta

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Stringer, Joan Wilson, Scott Cothran, and Joseph Guqliotta, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of October, 2012, before me personally appeared Rachel Cothran to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jonathan Cothran and who acknowledged she executed the same as the free act and deed of the said Jonathan Cothran.

Witness my hand and official seal, this the 25th day of October, 2012.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903