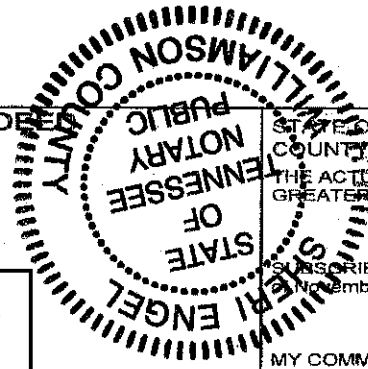
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/13/12 07:40 3 pgs
Fees:18.00 Taxes:621.60
20121113-0103939

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Robert A. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marilyn K. Hare	Wells Fargo Bank, N.A.	142-07-0-C-114.00 CO
(NAME)	(NAME)	
247 Myhr Green	333 North Point Center	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Kennie E. Anderson and wife, Mildred H. Anderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn K. Hare, a single person, 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 Unit 114, ASHLEY GREEN, as established in Master Deed recorded in Book 7184, Page 44, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Kennie E. Anderson and wife, Mildred H. Anderson by Warranty Deed from The Pruyn Family Trust, recorded on the 3rd day of March, 1992 in Deed Book 8555, Page 485, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid, prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Kennie E. Anderson, pursuant to a Durable Power of Attorney executed by same on the 7th day of June, 2011, and being filed for record simultaneously herewith, of record in Instrument No.: 20121113-0103937, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Mildred H. Anderson, pursuant to a Durable Power of Attorney executed by same on the 7th day of June, 2011, and being filed for record simultaneously herewith, of record in Instrument No.: 20121113-0103938, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 247 Myhr Green, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 8th day of November, 2012.

Kennie E. Anderson
Kennie E. Anderson
By Judy Anderson Berge, His Attorney-in-fact
Judy Anderson Berge, His Attorney-in-fact

Mildred H. Anderson
Mildred H. Anderson
By Judy Anderson Berge, Her Attorney-in-fact
Judy Anderson Berge, Her Attorney-in-fact

STATE OF COLORADO

COUNTY OF Huerfano

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Judy Anderson Berge, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Kennie E. Anderson and Mildred H. Anderson, acting as that person's agent and attorney in fact, and the said Judy Anderson Berge acknowledged that she executed the foregoing instrument as agent and attorney in fact for Kennie E. Anderson and Mildred H. Anderson for the purposes therein contained.

WITNESS my hand and seal, this 8th day of November, 2012.

My Commission Expires:
12/30/12

SANDRA J. DOTTER NOTARY PUBLIC STATE OF COLORADO

Sandra J. Dotter
Notary Public,

STATE OF COLORADO
COUNTY OF Huerfano

On this 8th day of November, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Judy Anderson Berge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seat at office the day and year above written.

Sandra J. Dotter
Notary Public

My Commission Expires: 12/30/12.

SANDRA J. DOTTER NOTARY PUBLIC STATE OF COLORADO

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

