State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for the transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 12th Day of November, 2012.

Notary Public

My Commission Expires: 4-20-15

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO): Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1617

BILL GARRETT, Davidson County
Trans:T20120089049 DEEDWARR
Recvd: 11/21/12 09:05 2 pgs
Fees:13.00 Taxes:444.00
20121121-0107288

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

Property Address:
104 Briar Oaks Court, Old Hickory, TN 37138
64-9-206

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David A. Roberson Jr. and** ** **Deborah A. Roberson**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Andrea D. Anderson,*** **Barbara A. Johnson and Vincent C. Johnson**,* hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit: *, an unmarried woman and *, wife and husband, joint tenants with right of survivorship
**wife,

BEING LOT NO. 46 ON THE PLAN OF SOUTHFORK SUBDIVISION, SECTION ONE, as shown by Plat Book 6250, Page 384 & 385, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Scott A. Smith and wife, Susan R. Smith, dated April 30, 1997, and recorded May 5, 1997, in the Register of Deeds for the County of Davidson, in Book 10442, at Page 357.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 12th day of November, 2012.

David A. Roberson, Jr.
by Donna G. Mason, attorney in fact {Seal}
David A. Roberson Jr.
By: Donna G. Mason, Attorney In Fact

Deborah A. Roberson
by Donna G. Mason, attorney in fact {Seal}
Deborah A. Roberson
By: Donna G. Mason, Attorney In Fact

State of Tennessee

County of Williamson

On this 12th day of November, 2012, before me personally appeared Donna G. Mason, 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 David A. Roberson Jr.* acknowledged that such person executed the same as the free act and deed of David A. Roberson Jr.**

* and Deborah A. Roberson
** and Deborah A. Roberson

Notary Public

My Commission Expires:

JOHN A. SELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

State of Tennessee

County of Williamson

On this 12th day of November, 2012, before me personally appeared Donna G. Mason, 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 Deborah A. Roberson acknowledged that such person executed the same as the free act and deed of Deborah A. Roberson.

Notary Public

My Commission Expires:

Grantors' Name, Address, Phone:
David A. Roberson Jr. and Deborah A. Roberson

Grantees' Name, Address, Phone:
Andrea D. Anderson, Barbara A. Johnson and Vincent C. Johnson
104 Briar Oaks Court
Old Hickory Tn 37138

SEND TAX STATEMENTS TO XXXXXXXXXXXX
Magna Bank
6525 Quail Hollow Rd., Ste 300
Memphis, TN 38120