RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122387

BILL GARRETT, Davidson County
Trans:T20120090117 DEEDWARR
Recvd: 11/27/12 10:00 2 pgs
Fees:13.00 Taxes:405.63
20121127-0108672

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochelle M. Anglin 319 Yorkshire Nashville, TN 37211	Same address as new owner	161110CO4900CO

FOR AND IN CONSIDERATION of the sum of One Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($109,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DIANE M. WAGNER, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ROCHELLE M. ANGLIN, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Building "J" Unit NO. 114 on the Re-Subdivision of Lot 2 of Phase IV Villages of Brentwood, of record in Plat Book 6900 page 614, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Diane M. Wagner by Warranty Deed from K. Cody Allison, dated 7/27/2004, recorded 8/6/2004, of record in Instrument 20040806-0095223, in the Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 319 Yorkshire, Nashville, TN 37211.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900 page 614; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 15th day of November, 2012.

Diane M. Wagner

DIANE M. WAGNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Diane M. Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of November, 2012.

Notary Public

Jane Grazer

Printed Notary Name

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY