BILL GARRETT, Davidson County
Trans: T20120093032 DEEDWARR
Recvd: 12/05/12 14:19 2 pgs
Fees: 13.00 Taxes: 407.00

20121205-0112097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Twiggs, a single person	Wells Fargo Bank, N.A.	06007009900
	(NAME)	
2908 Rich Acres Drive	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Anderson Trust, dated and January 20, 2003, Audrey A. Anderson, Trustee, a Tennessee revocable living trust
, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia A. Twiggs, a single person, hereinafter called the Grantees, 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 NO. 19 ON THE PLAN OF HILLHURST ACRES, SECTION 3, OF RECORD IN BOOK 2331, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO THE ANDERSON FAMILY TRUST, DATED OCTOBER 15, 2002, AUDREY A. ANDERSON, TRUSTEE, A TENNESSEE REVOCABLE LIVING TRUST, BY DEED FROM EDMOND M. ANDERSON AND WIFE, AUDREY A. ANDERSON, OF RECORD BY INSTRUMENT NO. 20021227-0159618 AND BY DEED OF CORRECTION OF RECORD BY INSTRUMENT NO. 20030131-0013923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER COVEYED TO THE ANDERSON TRUST, DATED JANUARY 20, 2003, AUDREY A. ANDERSON , TRUSTEE, A TENNESSEE REVOCABLE LIVING TRUST OF RECORD BY INSTRUMENT NO. 20030131-0013924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2908 Rich Acres Drive, Nashville, TN 37207
(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 my/our hand(s) this 30th day of November, 2012.

WARRANTY DEED
(Continued)

Veda A McFarland, Trustee

Veda A. McFarland, Trustee of The Anderson Trust, dated and January 20, 2003, Audrey A. Anderson, Trustee, a Tennessee revocable living trust

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Veda A. McFarland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of The Anderson Trust, dated and January 20, 2003, Audrey A. Anderson, Trustee, a Tennessee revocable living trust, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 30th day of November, 2012.

Notary Public

OFFICIAL SEAL
NANCY MYLAN
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
APRIL 01, 2016

My Commission Expires: 04-01-2016

RETURN TO:
Limestone Title & Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, TN 37027