WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/12 08:02 2 pgs
Fees:13.00 Taxes:178.16
20121212-0114265

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $48,150.00

Jennifer C. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12/07/12

Notary Public

MY COMMISSION EXPIRES: MAR 08 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L C Anderson, Trustee of The L C Anderson Living Trust	L C Anderson, Trustee of The L C Anderson Living Trust	081-16-0-358.00
(NAME)	(NAME)	
1218 Jefferson St.	408 Leake Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Nashville, TN, 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Ruth E Johnson, Executor of** The Estate of Lillian Dunn Thomas, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L C Anderson, Trustee of The L C Anderson Living Trust,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being the westerly 14 feet of Lot No. 14 and the easterly 16 feet of Lot No. 16 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, said Register's Office for said County.

Said westerly part of Lot No. 14 and the easterly part of Lot No. 15 front together 30 feet on the northerly side of Jefferson Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to HAROLD E. THOMAS AND WIFE, LILLIAN D. THOMAS, by deed from GARY O. COHEN, SINGLE, of record in Book 3068, page 328, dated April 23, 1960, said Register's Office. The said Harold E. Thomas having predeceased Lillian A. Thomas on or about May 22, 1968. The said Lillian A. Thomas having since died on or about July 18, 2011. The Will of Lillian Dunn Thomas of record in Volume 11P-1125, Davidson County Probate Court Clerk's Office appoints Ruth E. Johnson, as Executor.

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 day 12/07/12.

Ruth E Johnson, Excecutor of
The Estate of Lillian Dunn Thomas

Ruth E. Johnson, Executrix

By: Ruth E Johnson, Excecutor

STATE of Tennessee
COUNTY of Davidson

Before me the undersigned authority of the State and County aforesaid, personally appeared Ruth E Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath swore to and acknowledged herself to be the Excecutor of The Estate of Lillian Dunn Thomas, the within named bargainor, and that she as such Excecutor of The Estate of Lillian Dunn Thomas, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Excecutor of The Estate of Lillian Dunn Thomas.

Witness my hand and Official Seal this **day 12/07/12.**

My Commission Expires: MAR 0 8 2016

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

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

Jennifer Chandler-Cole

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE