STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

Shellie Ruth Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2013.

Notary Public
MY COMMISSION EXPIRES: 8/23/2016
File No. G12-5784D

BRIAN SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130005893 DEEDWARR
Recvd: 01/22/13 13:46 2 pgs
Fees:13.00 Taxes:273.80
20130122-0007010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ricky Allen Anderson and Shellie Ruth Cannon, husband and wife (NAME)	new owner (NAME)	43-16-10
253 warrior ~~120 Rio Vista Drive~~ (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert E. Marshall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky Allen Anderson and Shellie Ruth Cannon, husband and wife**, 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:

Being a tract of land located in the 9th Civil District of Davidson County, Tennessee, and being Lot #16 and the southerly 16.66' of Lot #17 on the plan of Block "B" Myatt Egan Subdivision as of record in Plat Book 1424, Page 107, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pipe located in the westerly right-of-way of Rio Vista Drive, being the northwest corner of Lot #17 on the plan of Block "B" Myatt Egan Subdivision, and being the southwest corner of this tract, thence N 05-00-0 E, 66.01' to an iron pin (o), thence, S 85-24-00 E, 188.14' to an iron pin at a fence corner, thence with a fence, S 02-40-46 E, 67.83' to an iron pin (o), thence N 85-01-34 W, 197.20 to the point of beginning, containing 0.295 acres, more or less as per survey by C&K Surveyors LLC, dated January 4, 2013.

BEING the same property conveyed to Robert E. Marshall from Federal National Mortgage Association, by Special Warranty Deed dated May 25, 2011, as Instrument No. 20110602-0042212, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1759, page 211, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 107, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 120 Rio Vista Drive, Madison, TN 37115.

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. Whenever 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 8th day of January, 2013.

Robert E. Marshall

January 08, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert E. Marshall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of January, 2013.

My Commission Expires: 8/23/2016

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066