RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130100010

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130008502 DEEDWARR
Recvd: 01/31/13 10:47 2 pgs
Fees:13.00 Taxes:832.50
20130131-0010088

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of JANUARY, 2013

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL K. HESTER 180 COLLIER LANE GALLATIN, TN 37066	SAME	083-09-0-032.00

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 HEREBY ACKNOWLEDGED, WE,

ANDY F. ANDERSON, SOLE HEIR AND ADMINISTRATOR, C.T.A. OF THE ESTATE OF JAMES E. ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL K. HESTER, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 13 and the easterly 2 feet of Lot No. 12 of Block 'C' in which is called F.O. Beasley's Subdivision of the Douglas Place, a plan of which is of record in Plan Book 2, Page 66, of the Chancery Court of Nashville, Tennessee.

Said Lot No. 13 and the easterly 2 feet of Lot No. 12 adjoin and front together 52 feet on the southerly side of Ordway Place, formerly Grove Avenue, and extends back 160 feet to an alley.

BEING the same property conveyed to James E. Anderson and wife, Mary H. Anderson, by Warranty Deed from F.A. McIntire, Jr. and wife, Martha Ann McIntire and A.C. Spain and wife, Dottie Spain, dated 6/29/70 and recorded 7/17/70 in Book 4432, Page 342, Register's Office for Davidson County, Tennessee. The said Mary H. Anderson having since predeceased James E. Anderson, on or about May 24, 2000. The said James E. Anderson having since died, testate, on or about October 21, 2008. Pursuant to his Last Will and Testament filed 3/27/09 in Case No. 09P-330 in the Probate Court of Davidson County, Tennessee, subject property was devised to Andy F. Anderson. And, by Order filed 3/27/09 in the Probate Court of Davidson County, Tennessee, the said Andy F. Anderson having been appointed Administrator of the Estate of James E. Anderson.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1206 ORDWAY PLACE, NASHVILLE, TN 37206**

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 our hands this 29th day of JANUARY, 2013.

ESTATE OF JAMES E. ANDERSON

Andy F. Anderson Heir — Andy F. Anderson Admin. C.T.A.

BY: ANDY F. ANDERSON, HEIR — **ANDY F. ANDERSON, ADMINISTRATOR, C.T.A.**

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 Andy F. Anderson, sole heir and Administrator, C.T.A. of the Estate of James E. Anderson 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 at Nashville, Tennessee, this 29th day of JANUARY, 2013.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014