WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/13 14:41 2 pgs
Fees:13.00 Taxes:236.80
20130306-0022510

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,000.00**.

Affiant

Subscribed and sworn to before me this 5th day of March 2013

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Walker	SAME	081-16-0-358.00
2008 Jefferson Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L C Anderson, Trustee of The L C Anderson Living Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Walker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT I:
Land being located in Davidson County, Tennessee, being the westerly 14 feet of Lot No. 14 and the easterly 16 feet of Lot No. 15 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition of the Town of McGavock, as of record in Book 21, page 41, said Register's Office.

Said Westerly part of Lot 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.

TRACT II:
Land being located in Davidson County, Tennessee, being the easterly 36 feet of Lot No. 14 in McGavock, Wetmore and Other's 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 part of Lot No. 14 fronts 36 feet on the northerly side of Jefferson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to L C Anderson, Trustee of the L C Anderson Living Trust from Ruth E. Johnson, Executor of the Estate of Lillian Dunn Thomas, by Warranty Deed on December 7, 2012, of record in Instrument Number 20121212-0114265, as corrected in Instrument Number 20130213-0014779, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1218 Jefferson Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 1, 2013.

L. C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003

By L. C. Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF Davk

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **L. C. Anderson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 1, 2013.

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY