WARRANTY DEED

JOSE E RAMOS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $288000.00.

Affiant

Subscribed and sworn to before me this 6 day of March, 2013

Notary Public

My Commission expires: Nov. 5, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204
THIS DEED WAS PREPARED BY INFORMATION SUPPLIED BY PARTIES INVOLED. NASHVILLE TITLE MAKES NO REPRESENTATIONS TO THE ACCURACY OR VALIDITY OF THE TITLE.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Lansdell	New Owner	147-01-0-0180.00
P.O. Box 110804		
Nashville, TN 37222		

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, **Cindy Hundley and Nancy Lansdell,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nancy Lansdell and Jason Robert Lansdell, as joint tenants with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in **Davidson** County, Tennessee:

Being Lot No. 293, on the Plan of Section II, Caldwell Hall as of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cindy Hundley and Nancy Lansdell by Special Warranty Deed from Peggy D. Mathew, Administrator of the Estates of Jessie Young Burney dated 5/3/07 of record in Instrument Number 20070507-0054632, 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, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 2900, page 96, Register's Office Davidson County, Tennessee.

This is improved property known as: **4732 Danby Drive, Nashville, Tennessee 37211**

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 6th day of March, 2013.

Cindy Hundley
Cindy Hundley

Nancy Lansdell
Nancy Lansdell

Davidson County DEEDWARR
Recvd: 03/11/13 11:22 2 pgs
Fees:13.00 Taxes:288.60
20130311-0023864

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this 6th day of March, 2013

My commission expires NOV. 5, 2014

Notary Public

JOSE E RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this 6th day of March, 2013

My commission expires NOV. 5, 2014

Notary Public

JOSE E RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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