WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.9.14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advanatge Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa J. Anderson	Guaranty Trust Company	135-12-0-B-15
(NAME)	(NAME)	
2134 Nashboro Boulevard	316 Robert Rose Dr.	
(ADDRESS)	Murfreesboro, TN 37129	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lisa C. Colbert, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa J. Anderson,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:

BEING Unit No. 15 on the Plan of a Horizontal Property Regime Private Element Plat Nashboro Village, Tract 7, as shown by plat of record in Plat Book 11700, page 49, as amended by Plat Book 4660, page 156, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lisa C. Colbert, unmarried, by deed of record in Instrument Number20021107-0137641 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Nashboro Village of record in Plat Book 11700, page 49, as amended by Plat Book 4660, page 15, Register's Office for Davidson County, Tennessee. Lease of record in Book 10690, page 327, Register's Office for said County. Charter of record in Book 11703, page 518, Register's Office for said County. Sewer Easement as shown of record in Deed Book 8870, page 887, Register's Office for said County. Easement to Metro as shown of record in Deed Book 4868, page 74, and Book 4815, page 425, Register's Office for said County. Easement Cart Path as shown of record in Deed Book 10110, page 860, Register's Office for said County. Public Right-of-Way Dedication of record in Book 4460, page 149-151, Register's Office for said County. Declaration for taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for said County. Plat sets out said property is subject to HOA. Restrictive Covenants of record in Deed Book 11703, page 520, and Book 4827, page 14, and Book 5649, page 840, and Book 7751, page 907, and Instrument Number 20000316-0027171, Register's Office for said County. By-Laws of record in Book 11703, page 560, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2134 Nashboro Boulevard, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20130020887 DEEDWARR
Recvd: 03/14/13 10:35 2 pgs
Fees:13.00 Taxes:440.30
20130314-0025442

Witness my hand this 13th day of March, 2013.

Lisa C. Colbert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa C. Colbert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of March, 2013.

Commission expires: 7.29.13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public