Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $104,500.00

BILL GARRETT, Davidson County
Trans:T20130030585 DEEDWARR
Recvd: 04/15/13 11:48 2 pgs
Fees:13.00 Taxes:386.65
20130415-0037059

06-1303-75068

Affiant

Subscribed and sworn to before me, this 11 day of April, 2013.

Notary Public

My commission expires: 12-2-15

Address of New Owner:	Send Tax Bills to:	Tax Information
Betty Owen McClellan 904 Old Fountain Place Hermitage TN 37076	New Owner	064-12-0-A-904.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah H. Anderson, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Betty Owen McClellan, a widow**, hereinafter called the Grantees, their successors 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. 904, on the Plan of Section 2, Fox Run Condominiums, as established by the Master Deed of record in Book 5513, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, and as shown on the plan of record in Book 5200, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond A. Anderson and wife, Sarah H. Anderson by deed from Edwin F. Besancon and wife, Pearl M. Besancon, dated July 19, 2010, recorded July 26, 2010, of record in Instrument No. 20100726-0058528, Register's Office for Davidson County, Tennessee. The said Raymond A. Anderson having since died on April 11, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 904 Old Fountain Place, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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WITNESS my hand this 11 day of April, 2013.

Sarah H. Anderson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah H. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 11 day of April, 2013.

Notary Public
State of Tennessee at Large

My Commission expires
12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15