BILL GARRETT, Davidson County
Trans:T20130076392 DEEDWARR
Recvd: 09/04/13 11:56 2 pgs
Fees:13.00 Taxes:444.00
20130904-0093108

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW12851

Send Tax Bills To:
SWBC
9311 San Pedro, Suite 125
San Antonio, TX 78216

New Owner is:
Darlene L. Anderson
3123 Woodymore Court
Antioch, TN 37013

MAP: 135-11-0C

PARCEL: 036.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joan M. Loftis, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Darlene L. Anderson, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 110 Nashboro Greens, Nashville, TN 37217

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 36, of the Horizontal Property Regime, private element plat, Phase One, Nashboro Village - Tract 18, as shown on plat of record in Plat Book 11700, Page 48, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Joan M. Loftis, an unmarried woman, by Warranty Deed from Primacy Closing Corporation, dated 5/28/04 and recorded 6/2/04 in Instrument No. 20040602-0064453, Register's Office for Davidson County, Tennessee.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of August, 2013.

GRANTOR:

Joan M. Loftis by Brenda Wilson Lowery her Attorney-in-Fact

Joan M. Loftis by Brenda Wilson Lowery
her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Brenda Wilson Lowery** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Joan M. Loftis,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20130904009310 7, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of August, 2013.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of August, 2013.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15