THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31518-11-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $153,000.00. Anne R. Browning Affiant Subscribed and sworn to before me this 2nd day of December, 2013. Notary Public My Commission Expires: My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

Address New Owner: Anne R. Browning 487 Annex Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 090 160 00300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angela R. Davidson and Lou Ann Wilbanks, both unmarried, as joint tenants with right of survivorhip,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne R. Browning, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 487 Annex Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20130101396 DEEDWARR
Recvd: 12/03/13 11:42 3 pgs
Fees:18.00 Taxes:566.10
20131203-0122992

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of December, 2013.

Angela R. Davidson

Lou Ann Wilbanks

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Angela R. Davidson and Lou Ann Wilbanks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2013.

Notary Public

My Commission Expires:



My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Charlotte Park, Section 5, of record in Book 2663, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Angela R. Davidson, an unmarried woman, by deed dated June 29, 2007, from Lou Ann Wilbanks, an unmarried woman, of record in Instrument No. 20070702-0078512, Register's Office for Davidson County, Tennessee. Angela R. Davidson, unmarried, conveyed her interest in subject property to Angela R. Davidson and Lou Ann Wilbanks, joint tenants with right of survivorship, by quitclaim deed dated March 8, 2013, of record in Instrument No. 20130311-0024070, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 090 160 00300.
2. Restrictive covenants contained in an instrument of record in Book 2875, page 426, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2663, page 112, Register's Office for Davidson County, Tennessee.