Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Joyce E. Thweatt
Affiant

Subscribed and sworn to before me, this 6th day of January, 2014.

Notary Public
My commission expires: 2/13/17

JOHN T. COO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

03-1312-38103

Address of New Owner:	Send Tax Bills to:	Tax Information
Joyce E. Thweatt	Joyce E. Thweatt	142-09-0-H-122.00
9028 Sawyer Brown Rd.	9028 Sawyer Brown Rd.	
Nashville TN 37221	Nashville, TN 37221	

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, **Kaylup S. Anderson and wife, Dorothy R. Anderson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joyce E. Thweatt**, 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 Unit No. 9028, on the Plan of River Plantation, Section IX, Phase II-E, a Condominium, Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase II-E, Condominium Apartments, as established by the Master Deed of record in Book 8061, Page 341, and as further described in Annexation document of record in Book 9053, Page 256, and as shown on plan of record in Book 7900, Pages 583 and 584, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaylup S. Anderson and wife, Dorothy R. Anderson by deed from Jack S. Dugger, Sr. and wife, Jean F. Dugger, dated May 16, 2005, recorded June 1, 2005, of record in Instrument No. 20050601-0061972, Register's Office for Davidson County, Tennessee.

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 9028 Sawyer Brown Rd., Nashville, TN 37221

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 seised 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.

BILL GARRETT, Davidson County
Trans:T20140001227 DEEDWARR
Recvd: 01/07/14 10:38 2 pgs
Fees:13.00 Taxes:691.90
20140107-0001591

WITNESS my hand this 6th day of January, 2014.

Kaylup S. Anderson by Andrea A. Brooks, Attorney in fact

Kaylup S. Anderson, by Andrea A. Brooks, his Attorney-in-Fact

Dorothy R. Anderson by Andrea A. Brooks, Attorney in Fact

Dorothy R. Anderson, by Andrea A. Brooks, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrea A. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she is the agent for Kaylup S. Anderson and Dorothy R. Anderson, and that as such agent, she is authorized by them to execute the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of January, 2014.

Kimbra Spann

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.