WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039663 DEEDWARR
Recvd: 06/05/14 11:22 2 pgs
Fees:13.00 Taxes:752.95

20140605-0048953

Y-CPC-14-137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Faulkner	**Mary Faulkner**	
(NAME) **137 Morton Mill Circle**	(NAME) **137 Morton Mill Circle**	**141-12-0-D-137.00C O**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARGUERITE FERRELL ANDERSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY FAULKNER, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that 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. 137 and driveway serving said unit on the Plan of Third Revision, Morton Mill Estates, of record in Plat Book 7900, Page 561, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dave Chesterman Anderson, Jr., married by deed from Patricia Stanfill Edens, married, of record in Instrument No. 20021112-0140177, Register's Office for Davidson County, Tennessee, dated November 01, 2002 and recorded on November 12, 2002. The said Dave Chesterman Anderson, Jr. having since died on June 18, 2012 leaving Rachel Anderson McElhaney and Marguerite Ferrell Anderson as heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20140605-0048951, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Marguerite Ferrell Anderson by Quitclaim Deed from Rachel Anderson McElhaney dated May 30, 2014, filed for record on June 5, 2014, in Instrument No. 20140605-0048952, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 7900, Page 561;
- Plat of record in Book 6900, Page 406;
- Covenants, Conditions and Restrictions of record in Book 7546, Page 145, as supplemented and amended in Book 7936, Page 704 and Book 8079, Page 804;
- HOA Charter of record in Book 7414, Page 335;
- By-Laws of record in Book 7546, Page 154, as supplemented and amended in Book 7936, Page 709;
- Conveyance of common area to HOA of record in Book 7548, Page 963;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **137 Morton Mill Circle, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 2nd DAY OF JUNE, 2014.

Marguerite Ferrell Anderson

Marguerite Ferrell Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGUERITE FERRELL ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212