BILL GARRETT, Davidson County Trans:T20140051920 DEEDWARR Recvd: 07/18/14 10:44 2 pgs Fees:13.00 Taxes:1525.33 20140718-0063883	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$412,250.00.** Affiant Subscribed and sworn to before me, this the 17th day of July, 2014. Notary Public My commission expires: 04-14-2016 (AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zachary Cypress	**Renasant Bank**	**102-16-0-035.00**
759 Greeley Drive	**2001 Park Place North, Suite 650**	
Nashville, TN 37205	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

STEVEN EDWARD ANDERSON, SUCCESSOR TRUSTEE OF THE KATHERINE SUE ANDERSON FAMILY TRUST and STEVEN EDWARD ANDERSON, EXECUTOR OF THE ESTATE OF WILLIAM CLYDE ANDERSON,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZACHARY CYPRESS, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 247 on the Plan of Hillwood Estates, Section X, as of record in Plat Book 2331, pages 95 and 96, Register's Office for said County.

Said lot fronts 160 feet on the westerly side of Greeley Drive, and extends back 321.80 feet on the northerly line and 298.61 feet on the southerly line, to a dead line in the rear on which it measures 210 feet.

Being the same property conveyed to WILLIAM C. ANDERSON AND WIFE, KATHERINE S. ANDERSON, by deed from J.G. LACKEY, JR. AND WIFE, MARY ELLEN LACKEY, of record in Book 4186, page 376, dated November 1, 1967, said Register's Office. Then being further conveyed to WILLIAM C. ANDERSON AND WIFE, KATHERINE S. ANDERSON, as equal tenants in common, by Quitclaim Deed from MICHAEL D. SONTAG, of record as Instrument No. 20000825-0084298, dated August 23, 2000, said Register's Office. The said Katherine Sue Anderson died on or about January 19, 2013. The Last Will and Testament of Katherine Sue Anderson filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 13P-366, devised her portion of said property to be administered as part of her probate estate with William Clyde Anderson as Executor. William Clyde Anderson, as Executor of the Estate of Katherine Sue Anderson has conveyed her one-half undivided interest in said property to William Clyde Anderson as Trustee of the Katherine Sue Anderson Revocable Trust, his successor & assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary by Executor's Quitclaim Deed of record as Instrument No. 20131029-0112278, dated October 18, 2013, said Register's Office. William Clyde Anderson as Trustee of the Katherine Sue Anderson Revocable Trust dated May 25, 2011 has subsequently conveyed said one-half undivided interest in said property to William Clyde Anderson, as Trustee of the Katherine Sue Anderson Family Trust with full power to convey, sell, mortgage, lease or otherwise transfer or encumber

without joinder or consent of any beneficiary by Trustee's Quitclaim Deed of record as Instrument No. 20131029-0112279, dated October 18, 2013, said Register's Office.

The said William Clyde Anderson died testate on or about November 19, 2013. The Last Will and Testament of William Clyde Anderson filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 13P-2018, devised his portion of said property to be administered as part of his probate estate with Steven Edward Anderson as Executor.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **759 Greeley Drive, Nashville, TN 37205**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 17th day of July, 2014.

Steven Edward Anderson

Steven Edward Anderson, Successor Trustee of the Katherine Sue Anderson Family Trust

Steven Edward Anderson

Steven Edward Anderson, Executor of the Estate of William Clyde Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Steven Edward Anderson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Successor Trustee** of the within named bargainor, a Trust, and that he as such **Successor Trustee**, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Steven Edward Anderson** as such **Successor Trustee**.

Witness my hand, at office, this **17th** day of **July, 2014.**

Kristen Jacoby

Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Steven Edward Anderson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Executor** of the within named bargainor, an Estate, and that he as such **Executor**, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Steven Edward Anderson** as such **Executor**.

Witness my hand, at office, this **17th** day of **July, 2014.**

Kristen Jacoby

Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY