WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065311 DEEDWARR
Recvd: 09/03/14 11:48 2 pgs
Fees:13.00 Taxes:814.00
20140903-0080366

MELISSA WASHBURN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. Nov. 14, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the _____ day of August, 2014.

Notary Public

My commission expires: 11.14.2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Anderson Jennifer Anderson	OWNER : Paul Anderson	Map 116-03-0-F Parcel 028-00co
230 Westchase Drive	4319 Wyntuck Place	
Nashville, TN 37205	Memphis, TN 38117	

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

Caroline C. Banta, an unmarried woman

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

Paul Anderson and Jennifer Anderson, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 230 on the Plan of Westchase Condominium Apartments, Phase II, as of record in Book 6250, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Caroline C. Banta, an unmarried woman, by Deed dated February 22, 2010, from Beverly Hodgson Conley, a married woman, of record in Instrument No. 20100224-0014043, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Caroline C. Banta, pursuant to a Power of Attorney executed by same on the 23rd day of July, 2014, of record in Instrument No. 20140903-0080365, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: (1) The Plan of record as shown in Book 6250, Page 43, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plats of record in Book 5200, Page 427, and Book 5200, Page 578, Register's Office for Davidson County, Tennessee. (3) Master Deed of Westchase Condominiums. of record in Book 6097, Page 266, and as amended in Book 6112, Page 677, and in Book 6341, Page 380, and Book 6866, Page 362, Register's Office for Davidson County, Tennessee. (4) By-Laws of Westchase Homeowners' Association, Inc. of record in Book 6097, Page 319, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **230 Westchase 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 GRANTEES 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 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.

Witness my/our hand(s) this 8th day of **August, 2014.**

Caroline C. Banta
by: Elizabeth Hackett, attorney in fact

Caroline C. Banta by Elizabeth Hackett, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of August, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Elizabeth Hackett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Caroline C. Banta** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Caroline C. Banta**, for the purpose therein contained, by signing the name of **Caroline C. Banta,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **August, 2014.**

Diana L Aubin
Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-15-15