Mail to:
Vanderpool, Pearman, & Drummright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081777**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $393,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140073881 DEEDWARR
Recvd: 10/01/14 13:22 2 pgs
Fees:13.00 Taxes:1454.10
20141001-0090637

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

WARRANTY DEED

Address New Owner: Charity V. Byars 604 Hogan Road Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14611008200

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, **Eric Anderson and Heather Anderson, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Charity Byars, single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 41, SECTION ONE REVISED, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 1835, Pages 122, 123 and 124, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric Anderson and wife, Heather Anderson by Warranty Deed from Larry Marvin Melvin and wife, Sharon Ann Melvin, recorded on the 21st day of October, 2009 in Instrument No. 20091021-0097322, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE REVISED, CRIEVE HALL ESTATES, as recorded in Plat Book 1835, Page(s) 122, 123 and 124.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 88, amended in Book 2396, Page 437.

This is improved property located at 604 Hogan Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2014.

Eric Anderson

Heather Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Anderson and Heather Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

