BILL GARRETT, Davidson County
Trans:T20140076055 DEEDWARR
Recvd: 10/08/14 11:01 2 pgs
Fees:13.00 Taxes:702.63
20141008-0093283

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2014.

Notary Public
My commission expires: 9-11-17

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-1408-38236

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Aanestad 1119 Riverwood Drive Nashville TN 37216	Fifth M Bank 10 Cadillac Dr. Ste 100 Brentwood, TN 37027	061-11-0-205.00

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, **Anthony Read, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jon Aanestad and wife, Jesse Aanestad**, 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 the westerly 20 feet of Lot No. 112 and the easterly 40 feet of Lot No. 113, on the Plan of Eastdale Place, of record in Book 547, Pages 29 and 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lots No. 112 and 113 front together 60 feet on the northerly side of Riverwood Drive and runs back between parallel lines 200 fee to a dead line.

Being the same property conveyed to Anthony Read by deed from Taylor L. Greer, unmarried, dated July 31, 2006, recorded August 1, 2006, of record in Instrument No. 20060801-0093222, 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 1119 Riverwood Drive, Nashville, TN 37216

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.

WITNESS my hand this 30th day of September, 2014.

Anthony Read

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Read, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of September, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.