WARRANTY DEED

Return to: BOX 30-3
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $153,100.00.

Affiant

Subscribed and sworn to me on October 22, 2014.

NOTARY PUBLIC

Commission expires: 2/4/2015

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27891SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amanda Roddy Thomas Anderson 3506 Kennedy Avenue Nashville, TN 37216	NEW OWNER	072-3-235

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Leah J. Gillen, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Amanda Roddy, an unmarried woman and Thomas Anderson, and unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Resubdivision of Part of Lot No. 1, on the Map showing Subdivision of part of East Nashville Golf and Country Club Lands, of record in Book 421, page 142; amended in Book 6200, page 152, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leah J. Gillen, unmarried, by Deed from Shane Merrill Facio and Luciano Scala, dated August 25, 2008, filed for record on August 27, 2008, of record in Instrument No. 20080827-0087971, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantor; 2015 and subsequent years are assumed by the Grantees.
2. Matters shown on plan of record in Book 421, page 142, amended in Book 6200, page 152, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers and/or storm drainage of record in Book 4275, page 234, Register's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BILL GARRETT, Davidson County
Trans:T20140080619 DEEDWARR
Recvd: 10/27/14 10:16 2 pgs
Fees:13.00 Taxes:566.47
20141027-0098663

This property is also known as improved property located at 3506 Kennedy Avenue, 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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on October 22, 2014.

Leah J. Gillen

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 21, 2014, before me personally appeared Leah J. Gillen to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on October 22, 2014.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE