BILL GARRETT, Davidson County
Trans:T20150001395 DEEDWARR
Recvd: 01/07/15 11:14 2 pgs
Fees:13.00 Taxes:425.50
20150107-0001658

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William R. Anderson	NEW OWNER	Parcel ID:
213 Cumberland Trace		073160A21300CO
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Carol A. Leo, f/k/a Carol A. Smith, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

William R. Anderson and wife, Ginger K. Anderson

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. 213 as shown on the Plat of Cumberland Trace of record in Book 5200, Page 724, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, all as described in Book 6218, Page 528, in said Register's Office.

Being the same property conveyed to Carol A. Smith and husband Steve Smith by deed from Linda M. Boyte, an unmarried woman, of record in Instrument 20110317-0020944, dated March 15, 2011, Register's Office for said County. The said Steve Smith now being deceased and title vested in Carol A. Smith as surviving tenant by the entirety. The said Carol A. Smith is now known as Carol A. Leo.

This conveyance is subject to Restrictions and By-Laws of record in Book 6218, Page 528 amended in Instrument 20090825-0080066; Book 6218, Page 563, amended in Instrument 20040405-0038158, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 724, said Register's Office; (3) Easement to Comcast of record in Instrument 20130517-0050098, Register's Office for said County; (4) Greenway Easement of record in Instrument 20011024-0116288, Register's Office for said County; (5) Easement for Spring of record in Book 635, Page 618 and Book 1422, Page 179, Register's Office for said County; (6) 20 Foot Roadway Easement of record in Book 1878, Page 164 and Book 2753, Page 60, Register's Office for said County; (7) Flowage Easement of record in Book 2203, Page 189, Register's Office for said County; (8) Easement for Well of record in Book 3571, Page 194 and Book 4215, Page 423, Register's Office for said County; (9) Sewer Easement of record in Book 6113, Page 475 and Book 4373, Page 83, Register's Office for said County; (10) Easement for Ingress and Egress of record in Book 1126, Page 461, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Carol A. Smith and Carol A. Leo being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 213 Cumberland Trace, Nashville, TN 37214

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 we do covenant with 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 hand this 5th day of January, 2015.

Carol A. Leo

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol A. Leo, fka Carol A. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 5th day of January, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.