BILL GARRETT, Davidson County
Trans:T20150004521 DEEDWARR
Recvd: 01/20/15 10:17 2 pgs
Fees:13.00 Taxes:370.00
20150120-0005277

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

x G Suzanne Anderson
Affiant

Subscribed and sworn to before me, this 16TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greta Suzanne Anderson, an unmarried woman	Farmington Financial, a division of Capstar Bank	033030A11000CO
	(NAME)	
110 Rolling Meadow Drive	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donna F. Hinshaw and husband, James Hinshaw, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Greta Suzanne Anderson, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 110 AS SHOWN ON THE PLAT OF ROLLING MEADOWS, PHASE I, SECTION VI, OF RECORD IN PLAT BOOK 7900, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED MEMBERSHIP IN ROLLING MEADOWS TOWNHOMES ASSOCIATION, ALL AS DESCRIBED IN BOOK 6593, PAGE 194, AS AMENDED IN BOOK 8049, PAGE 711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DONNA C. FERRELL BY DEED FROM MICHAEL WAYNE HARRIS, MARRIED AND ERA M. HARRIS, UNMARRIED, DATED 08/28/07 OF RECORD BY INSTRUMENT NO. 20070904-0105819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO DONNA F. HINSHAW AND HUSBAND, JAMES HINSHAW BY QUITCLAIM DEED FROM DONNA C. FERRELL, NOW KNOWN AS DONNA F. HINSHAW, DATED 07/23/11 OF RECORD BY INSTRUMENT NO. 20120726-0065927, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 110 Rolling Meadows Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 16th day of January, 2015.

WARRANTY DEED
(Continued)

Donna F. Hinshaw

James Hinshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna F. Hinshaw and James Hinshaw, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of January, 2015.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072