THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $42,250.00.

Amy L Guthrie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 20th DAY OF March, 2015.

Patricia Nichols
Notary Public
My Commission Expires: 8/23/16
(AFFIX SEAL)

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

FROM:	TO:	
Sherman Neil Anderson, II and John H. Arndt	Amy L. Guthrie	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Amy L. Guthrie 201 Luna Drive Nashville, TN 37211	Amy L. Guthrie 201 Luna Drive Nashville, TN 37211	PARCEL # 14803001000

QUITCLAIM DEED

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, Sherman Neil Anderson, II,* Heir of the Estate of Mary Ellen Anderson and John H. Arndt, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Amy L. Guthrie, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit: *Jr., a/k/a Sherman Neil Anderson, II

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Luna Heights Subdivision, as of record in Book 2854, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 begins at a point in the west margin of Bakertown Road, the common front corner of Lots Nos. 2 and 3; thence with the line between Lots 2 and 3 westwardly 236.0 feet to a point; thence north 5 degrees 36 minutes east 175.1 feet to a point in the south margin of an unnamed court; thence with said margin eastwardly 203.2 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence around said curve to the east and then to the south 39.3 feet to a concrete monument in the west margin of Bakertown Road; thence with said margin 148.4 feet southwardly to the beginning.

BEING the same property conveyed to Mary Ellen Anderson by deed of record in Book 6298, Page 598, Register's Office for said County. The said Mary Ellen Anderson died testate on March 29, 2011 and the Estate was admitted to Probate as Probate No. 12P543 of record in Probate Court of Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument 20110408-0027346, Register's Office for said County, which was declared Void ab Initio by Order under Probate No. 12-543 and Affidavit of Inheritance of Real Estate with Life Estate Reserved, of record in Instrument 20131227-0130400, Register's Office for said County.

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.

The street address of the Real Property is 201 Luna Drive, Nashville, TN 37211,
____ Unimproved/ X Improved real property.

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.

20th IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this _____ day of March, 2015.

GRANTORS -

Sherman Neil Anderson, II Jr.
Sherman Neil Anderson, II Jr.

John H. Arndt
John H. Arndt

BILL GARRETT, Davidson County
Trans:T20150021467 DEEDQC
Recvd: 03/24/15 14:17 2 pgs
Fees:13.00 Taxes:156.33
20150324-0025313

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Sherman Neil Anderson, JR, 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 at office, this 20th day of March, 2015.

My commission expires: 8/23/16

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named John H. Arndt, 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 at office, this 20th day of March, 2015.

My commission expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.