BILL GARRETT, Davidson County
Trans:T20150051780 DEEDWARR
Recvd: 06/29/15 09:44 2 pgs
Fees:13.00 Taxes:166.50
20150629-0062041

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

JONATHAN TRISTON JACKS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Subscribed and sworn to before me, this 24th day of June, 2015.

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
The 108 Garwood Drive Trust Po Bok 160772 Nashville, TN 37216	New Owner	119-02-0-040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Margaree L. Anderson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 108 Garwood Drive Trust,** hereinafter called the Grantee(s), 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(s) 61, as shown on the map entitled Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PRESTON ANDERSON AND WIFE, MARGAREE L. ANDERSON, by deed from CARL BATSON, INC., of record in Book 2547, page 549, dated July 17, 1956, said Register's Office. The said Preston Anderson having since died on or about December 17, 1996, leaving Margaree L. Anderson, sole owner, as tenants by the entireties. The said Margaree L. Anderson having since died testate on or about September 12, 2014 devising subject property to Lenny Preston Anderson and Bonnie Gunter of record in Seventh Circuit Probate Court of Davidson County, Tennessee in Docket No. 14P-1992.

This property is improved property known as 108 Garwood Drive, Nashville, TN, 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 24th day of June, 2015.

Estate of Margaree Anderson

By: _____
Bonnie Gunter
Its: Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bonnie Gunter, Executor of the Estate of Margaree Anderson** the bargainor(s), 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 as Executor.

Witness my hand and official seal at Franklin, Tennessee, this the 24th day of June, 2015.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014123390