This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $210,000.00.

Affiant

Subscribed and sworn before me this the 7th day of August, 2015.

Notary Public
My commission expires: 7-3-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anna Altic 2662 Barclay Dr Nashville, TN 37206	FARMINGTON MORTGAGE 2002 RICHARD JONES RD. SUITE 300A NASHVILLE, TN 37215	083-16-0-013.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROSEMARY R. BLACK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANNA ALTIC, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Section Three Addition One, Fortland Park, of record in Plat Book 3106, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 263 fronts 90 feet on the Westerly side of Barclay Drive and runs back between lines 200.73 feet on the Southerly said and 189.86 feet on the Northerly side to a dead line in the rear which is a broken line on which it measure 92.77 feet.

Being the same property conveyed to Livia Smith and Rosemary R. Black, both unmarried, as joint tenants with rights of survivorship by Warranty deed from Peggy Jo Rambo f/k/a Peggy Jo Poirier of record in Instrument No. 20121004-0090829 Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on October 04, 2012.

Livia Rose Smith died February 20, 2013. Her intestate estate was administered through Davidson County Probate Court, Case No. 13P426 and was closed January 3, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2662 Barclay Dr, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20150066874 DEEDWARR
Recvd: 08/11/15 15:25 2 pgs
Fees:13.00 Taxes:777.00
20150811-0080433

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 7th day of August, 2015.

Rosemary R. Black by Kristina Jones
Rosemary R. Black AS HER ATTORNEY IN FACT
By Kristina Jones As Her Attorney In Fact

STATE OF TN
COUNTY OF Davidson

On this 7th day of August, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rosemary R Black, by Specific Power of Attorney dated August 4, 2015, and who acknowledged that he executed the same as the free act and deed of Rosemary R Black.

Witness my hand and official seal this 7th day of August, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY