REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20160055375 DEEDWARR
Recvd: 06/29/16 10:20 2 pgs
Fees:13.00 Taxes:1498.50
20160629-0066276

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $405,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 24th DAY OF June, 2016.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 10/18/19

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. W. Hardison, Esq.
Hardison Law Office, PLLC
3312 Kedron Road
Spring Hill, TN 37174

SEND TAX BILLS TO:
new owner

NEW OWNER:
Katherine Anderson
1401 61st Avenue North
Nashville, TN 37209

GENERAL WARRANTY DEED

This indenture is made and entered into this 23rd day of June, 2016 between KEITH A. BOLTON (hereinafter referred to as "GRANTOR") and KATHERINE ANDERSON, A SINGLE WOMAN (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Unit 2, Homes at 6100 Pennsylvania Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 6100 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150520-0046546, and corrected in Instrument Number 20160420-0038240, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Keith A. Bolton by General Warranty Deed from Nashville Equipment Service, Inc. (AKA Nashville Equipment & Service, Inc.) of record in Instrument Number 20150127-0007617 Register's Office for Davidson County, Tennessee dated January 23, 2015 and recorded January 27, 2015.

Property Address: 1401 61st Avenue North, Nashville, TN 37209

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KEITH A. BOLTON

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Keith A. Bolton, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Spring Hill, Tennessee this 23rd day of June, 2016.

NOTARY PUBLIC
Commission Expires _____

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019