THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712733** BILL GARRETT, Davidson County Trans:T20170068789 DEEDWARR Recvd: 08/09/17 10:17 2 pgs Fees:13.00 Taxes:2220.00 20170809-0081492	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2017. Notary Public My Commission Expires: 2-12-18 SHEILA H. FRISBIE NOTARY PUBLIC STATE OF TENNESSEE LAWRENCE COUNTY

WARRANTY DEED

Address New Owner: Karen Lanning, Trustee 2618 Ashwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner KAREN LANNING P.O. BOX 1073 LAWRENCEBURG TN 38464	Tax Information: Tax Parcel ID No. 104-15-0-051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn Jane Anderson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Lanning, Trustee of the Richard Smith Lanning Irrevocable Marital Trust, dated December 31, 2012**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 7 9, as shown on the map entitled Map of Sunset Park Subdivision, of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot 79 fronts 50 feet on the northerly side of West Ashwood Avenue and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to KATHRYN JANE ANDERSON, by deed from GINGER L. BARNETT N/K/A GINGER LANGE, of record in Instrument No. 20130206-0012203, dated February 1, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-15-0-051.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 132, said Register's Office.

Easement granted to the City of Nashville of record in Book 1682, page 247, said Register's Office.

This is improved property located at 2618 Ashwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2017.

Kathryn Jane Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn Jane Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018