Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bethany S. Lancaster	Guaranty Trust	051-15-0-A-024.00CO
420 Walton Lane Unit E24	316 Robert Rose Drive	
Madison, TN 37115	Murfreesboro, TN 37129	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ **74,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Charles J. McCoil and Laurie McCoil, Husband and Wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Bethany S. Lancaster ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. E24, as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles J McCoil, by Warranty Deed from Robert G Underwood, dated June 29, 2006, of record in Instrument No. 20060706-0081057, Register's Office for Davidson County, Tennessee.

Laurie McCoil joins in this conveyance for the express purpose of relinquishing all her right title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **420 Walton Lane Unit E24, Madison, TN 37115**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 02/17/09 14:26 2 pgs
Fees:13.00 Taxes:273.80
20090217-0013291

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **February, 2009.**

GRANTOR(S)

Charles J. McCoil

Laurie McCoil

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charles J. McCoil and Laurie McCoil** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **13th** day of **February, 2009.**

Notary Public

R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires [illegible]