BOX 13
14913

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Teresa Ann Goins and William R. Brim, Grantors
TO: W David Trotter and wife, Jill D Trotter

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
W David Trotter and wife, Jill D Trotter 4360 Cambridge Drive Antioch, TN 37013	REGIONS BANK D/B/A REGIONS MORTGAGE 2050 PARKWAY OFFICE CIRCLE, RCN-6 BIRMIMGHAM, AL 35244	151-9-A-177

STATE OF TENNESSEE)
COUNTY OF Davidson)

KABEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $157,000.00.

Affiant

Subscribed and sworn to before me this the 31 day of MARCH, 2009.

My commission expires: 1-21-2013

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Teresa Ann Goins and William R. Brim, wife and husband,** hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto W David Trotter and wife, Jill D Trotter , hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 177 on the plan of the Long Hunter Chase, Phase 2, Section 1, of record in Plat Book 7900, page 763 and 764, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Teresa Ann Goins and William R. Brim, wife and husband, by quitclaim deed, recorded April 2, 2007 in Instrument No. 20070402-0038914, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20090022821 DEEDWARR
Recvd: 04/06/09 14:12 2 pgs
Fees:13.00 Taxes:580.90
20090406-0031274

County and/or City 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 Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4360 Cambridge Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the said Grantees, 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 31st day of March, 2009.

"GRANTORS"

Teresa Ann Goins

William R. Brim

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Teresa Ann Goins and William R. Brim, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 31st day of March, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012