07

REALTY TITLE

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Andrea C Bunger
Affiant

Subscribed and sworn to before me, this 13 day of May, 2009.

Deborah Dennis
Notary Public
My commission expires: 11/07/12

07-0904-83926

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrea C. Bunger 1309 Lady Court Nashville TN 37214	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	96-16-0-B-009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shanta Griffin Wilson and Charles Wilson, Wife and Husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrea C. Bunger, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Lake Larchwood, of record in Instrument No. 20001101-0108145, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shanta Griffin and Charles Wilson, both unmarried by deed from Fischer & Ford Group, LLC, dated November 27, 2002, recorded January 8, 2003, of record in Instrument No. 20030108-0003194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1309 Lady Court, Nashville, TN 37214

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

BILL GARRETT, Davidson County
Trans:T20090033965 DEEDWARR
Recvd: 05/22/09 10:16 2 pgs
Fees:13.00 Taxes:547.60
20090522-0047264

WITNESS my hand this 13 day of May, 2009.

Shanta Griffin Wilson
Shanta Griffin Wilson

Charles Wilson
Charles Wilson

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shanta Griffin Wilson and Charles Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Shanta Griffin Wilson, Charles Wilson this 13 day of May, 2009.

Linda Hewatt
Notary Public

LINDA HEWATT NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA AUG. 23, 2011

My Commission expires:
8/23/11
(Affix Seal)