BILL GARRETT, Davidson County
Trans:T20090064445 DEEDWARR
Recvd: 09/21/09 14:57 2 pgs
Fees:13.00 Taxes:495.80
20090921-0087925

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

Affiant

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this 31st day of August, 2009.

Notary Public
My Commission Expires: 01/09/12

09-0276

Address of New Owner:	Send Tax Bills to:	Tax Information:
Audrey M. Lawrence	New Owner	136-15-B
3401 Anderson Road, Unit 24		24.00CO
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Kara D. Guilliams, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Audrey M. Lawrence, a widow**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Phase I, Smith Springs Townhomes, Revision 2, of record in Instrument Number 20010629-0068936, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kara D. Guilliams by deed from Roger S. Boles, unmarried, and Thomas R. Wilkerson, unmarried, dated November 28, 2006, of record in Instrument Number 20061129-0147226, Register's Office for Davidson County, Tennessee.

Thomas Russell Guilliams husband of Kara D. Guilliams, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3401 Anderson Road, Unit 24, Antioch, TN 37013.**

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness our hands this 31st day of August, 2009.

Kara D. Guilliams

Thomas Russell Guilliams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kara D. Guilliams**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2009.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **THOMAS RUSSELL GUILLIAMS**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Whitness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2009.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01-09-12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE