RECORD & RETURN TO
[illegible] CLOSINGS
27[illegible] [illegible]ILLS DR
NASHVILLE TN 37214

RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090082695 DEEDWARR
Recvd: 12/07/09 14:46 2 pgs
Fees:13.00 Taxes:610.50

20091207-0111952

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 10, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary J. Lawson and Sarah P. Guilinger	Regions Bank	161-10-A-172.00CO
(NAME) 5152 Village Trace	(NAME) 2050 Parkway office Cir.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Gina L. Butler, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary J. Lawson and Sarah P. Guilinger, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 171 on the Plan of Phase Two, Villages of Brentwood, of record in Book 6250, page 169, amended in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gina L. Butler, unmarried by Warranty Deed from Craig Cochran and wife, Keri Cochran, dated July 15th, 2003 and recorded in Instrument No. 20030723-0103324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 5152 Village Trace, Nashville, TN 37211

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, has 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 **23rd** day of **November, 2009**

Gina L. Butler

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Gina L. Butler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **November, 2009**

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires MAY 2, 2011