WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100005796 DEEDWARR
Recvd: 01/29/10 10:28 2 pgs
Fees: 13.00 Taxes: 444.00
20100129-0007458

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Judy R. Autrey
Affiant

TABATHA EDWARDS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of January, 2010

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRE November 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale S Autrey and Judy R Autrey	Wells Fargo Bank, N.A.	096-16-A 81.00 CO
(NAME)	(NAME)	
400 Lakebrink Way	1740 Broadway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Denver, CO, 80274	
(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, **Lou Ann Gafford**,unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dale S Autrey and Judy R Autrey**, 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, Tennessee, being Unit 80, LARCHWOOD, PHASE ONE, SECTION THREE, FIRST REVISION, as shown on plat of record in Plat Book 6200, Page 697, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lou Ann Gafford, unmarried by Warranty Deed from Steven L. Minnich and wife, Brandy M. Minnich, recorded on the 17th day of March, 1999 in Deed Book 11387, Page 889, in the Register's Office of 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 ☒ property, known as 400 Lakebrink Way, 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 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 **25th** day of **January, 2010**

Lou Ann Gafford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Lou Ann Gafford**, 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 **25th** day of **January, 2010**

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
November 7, 2011

My commission expires: _____