WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047077 DEEDWARR
Recvd: 08/02/10 10:36 2 pgs
Fees:13.00 Taxes:462.50
20100802-0060191

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2010

Notary Public

MY COMMISSION EXPIRES: 7-24-13

(AFFIX SEAL)

DAVID R.A. ROETZER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey A. Wilczynski	Bank of America	172-08-0A11.00CO
(NAME)	(NAME)	
1636 Hunters Branch Road	P.O. Box 650070	
(ADDRESS)	(ADDRESS)	2010-0297
Antioch, TN 37013	Dallas TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James W. Williamson, Jr. and wife, Edith J. Williamson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lindsey A. Wilczynski, a single person, 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 Lot No. 11 on the Plan of Hunter's Branch, Section 2-A, of record in Plat Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James W. Williamson, Jr., and wife, Edith J. Williamson by warranty deed of Larry W. West and wife, Kim E. West, dated February 18, 1994, of record in Book 9257, page 692, Register's Office of Williamson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2010 Tax a lien against said property but are not yet due and payable. Map & Parcel No. 172-8-A1100C0 Restrictive covenants of record in Book 6601, page 7, Register's Office of Davidson County, Tennessee. Subject to all matters appearing of record in Plat Book 6250, page 819 and amended in Plat Book 6815, page 77, Register's Office of Davidson County, Tennessee. Charter of record in Book 8923, page 318 and Book 6632, page 424, said Register's Office. By-Laws of record in Book 6632, page 429, said Register's Office.

This property, known as 1636 Hunters Branch Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 23rd DAY OF JULY, 2010.

James W. Williamson, Jr.

Edith J. Williamson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Williamson, Jr., and Edith J. Williamson, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2010.

Notary Public My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN