WARRANTY DEED

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Linda J. Haley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 04/23/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda J. Haley	F&M Bank	136150B02400CO
(NAME)	(NAME)	
3401 Anderson Road, # 24	10 Cadillac Way #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, Audrey M. Lawrwnce, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda J. Haley, unmarried, 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. 24 on the Plan of Phase I, Smith Springs Townhomes, Revision 2, a plan of which is of record as Instrument No. 20010629-0068936, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Audrey M. Lawrence, a widow, by Warranty Deed from Kara G. Guilliams, and spouse, Thomas Russell Guilliams, which deed is dated August 31, 2009 and recorded as Instrument No. 20090921-0087925 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH THE PLAN OF PHASE I, SMITH SPRINGS TOWNHOMES, REVISION 2, A PLAN OF WHICH IS OF RECORD AS INSTRUMENT NO. 20010629-0068936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 11666, PAGE 151, SAID REGISTER'S OFFICE AND ARTICLES OF AMENDMENT TO SAME OF RECORD AS INSTRUMENT NO. 200003160026959, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO BY-LAWS OF SMITH SPRINGS HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 11666, PAGE 191, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 11540, PAGE 482, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 3401 Anderson Road, # 24, 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 hand this 8th day of September, 2010.

Audrey M. Lawrence
Audrey M. Lawrence

BILL GARRETT, Davidson County
Trans: T20100056984 DEEDWARR
Recvd: 09/10/10 14:15 2 pgs
Fees: 13.00 Taxes: 480.63

20100910-0072203

File No.: 2010-0175
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of September, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Audrey M. Lawrence**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY



RECORD AND RETURN TO:
HALLMARK TITLE COMPANY
3027 HWY 31 W
WHITE HOUSE, TN 37188