Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Subscribed and sworn to before me, this 29 day of November, 2010.

Notary Public
My commission expires: 1-17-12

BILL GARRETT, Davidson County
Trans:T20100076012 DEEDWARR
Recvd: 12/02/10 12:34 2 pgs
Fees:13.00 Taxes:584.60
20101202-0095982

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON COUNTY

05-1011-65117

Address of New Owner:	Send Tax Bills to:	Tax Information
Bonnie J. Williams	Mortgage Investors	064-16-0-E021.00
~~E021.00CO~~	8320 E. Walker Springs Lane	
518 Griffin Circle	#200	
Hermitage TN 37076	Knoxville TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard D. Treece, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bonnie J. Williams, hereinafter called the Grantees, their successors 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 all of Unit 21, in Building 6, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and as amended in Instrument No. 20061106-0137656, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler C. Treece, an unmarried man, by deed from Phillips Builders, LLC, dated July 31, 2007, recorded August 3, 2007, of record in Instrument No. 20070803-0092484, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard D. Treece, a married man, by quitclaim deed from Tyler C. Treece, an unmarried man, dated June 12, 2010, recorded June 17, 2010, of record in Instrument No. 20100617-0047280, Register's Office for Davidson County, Tennessee.

The subject property is not the principal residence of the grantor, nor the grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 518 Griffin Circle, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27 day of November, 2010.

Richard D. Treece

Richard D. Treece

STATE OF Pennsylvania
COUNTY OF Cambria

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard D. Treece, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Johnstown, PA, this 27th day of November, 2010.

Jeanne M. Mack
NOTARY PUBLIC

My Commission expires March 23, 2011

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEANNE M. MACK, NOTARY PUBLIC
RICHLAND TWP., CAMBRIA COUNTY
MY COMMISSION EXPIRES MARCH 23, 2011

