BILL GARRETT, Davidson County
Trans:T20100081810 DEEDWARR
Recvd: 12/29/10 13:35 3 pgs
Fees:18.00 Taxes:602.73
20101229-0103412

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
653084 6069-000878
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		181-2-A-280C0
(NAME) Valerie Bonds Carlton	(NAME) New Owner	
(STREET ADDRESS OR ROUTE NUMBER) 8132 Lenox Creekside Dr.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bobby Willis, an unmarried man have this day bargained and sold, and do hereby transfer and convey unto the said Valerie Bonds Carlton the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 162,900.00

Affiant

Subscribed and sworn to before me this the 17th day of December 2010

Notary Public

My commission expires: 8-4-14
(Affix Seal)

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This is unimproved ( ), known as 8132 Lenox Creekside Drive, Antioch, TN 37013
improved (Y)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 17 day of August, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

B. Willis

Bobby Willis

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Cathy P Wood, a Notary Public in and for said County and State, Bobby Willis, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of August, 2010.

Cathy P Wood

Notary Public
My Commission Expires: 3-3-2014

(This area for official notarial seal)

CATHY P WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit 'A'

Land in Davidson County, Tennessee, being Townhome Unit No, 36 of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq" as amended, of record as Instrument No, 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No, 20070801-0091466 and subjecting to the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No, 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Bobby Willis, an unmarried man, by Warranty Deed, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument # 20090501-0039945, Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded May 1, 2009.