BILL GARRETT, Davidson County
Trans:T20110012935 DEEDWARR
Recvd: 03/03/11 13:52 2 pgs
Fees:13.00 Taxes:488.03
20110303-0017226

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18 DAY OF February, 2011.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/18/11
(AFFIX SEAL)

JENNY YORK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kelly R. Garrigan<br>109 Asbee Court<br>Goodlettsville, TN 37072 | Peoples Home Equity<br>213 Ward Circle Ste 201<br>Brentwood, TN 37027 | Map 026 07 0 030.00 |

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, we,

John W. and L. Pearl Williams, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kelly R. Garrigan and wife, Catherine S. Garrigan

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 number 134 on the Plan of Windsor Green, Phase I, Section II, as of Record in Book 6250, page 45, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to John W. Williams and L. Pearl Williams, by deed from Shellie Wallace as Successor Trustee, dated October 27, 2010, of record in Instrument No. 20101104-0088374 Register's Office for Davidson County, TN.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 109 Asbee Court, Goodlettsville, TN 37072
(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(s) this 18th day of February, 2011.

John L. Williams

L. Pearl Williams

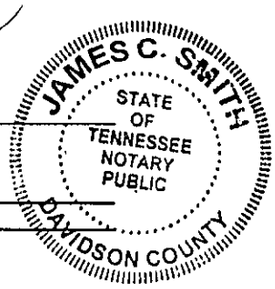
By: John W. Williams, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John W. Williams, with whom I am personally acquainted, (or who proved 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, at office, this 18th day of February, 2011.

NOTARY PUBLIC James C. Smith




My Commission Expires: March 7, 2011

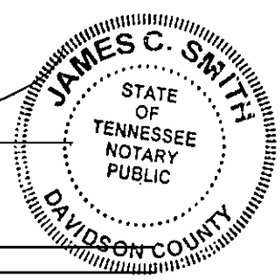
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Williams, Attorney in Fact for L Pearl Williams, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of L Pearl Williams, for the purposes therein contained.

Power of Attorney recorded in Instrument No. 20110303-0017225, in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 18th day of February, 2011.

NOTARY PUBLIC James C Smith




My Commission Expires: 03/07/2011

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027