Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $482,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2011.

Notary Public
My commission expires:

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

02-1102-47273

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert S. Maxwell	Regions Bank d/b/a	145-06-0-004
5815 Still Hollow Road	Regions Mortgage	
Nashville TN 37215	2050 Parkway Office Circle, Birmingham AL 35244	

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, Ruth Harris, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert S. Maxwell and wife, Kathy D. Maxwell, 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 Lot No. 10-A on the plan of Resubdivision of Lot 10 on the Plat of Laurel Ridge, Section 1, as of record in Book 3500, Page 102, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruth Harris by deed from Holly Anderson, unmarried, and Janine D. Blair, unmarried, dated March 25, 2005, recorded April 4, 2005, of record in Instrument No. 20050404-0036057, said Register's Office.

Bill Lane, spouse of Ruth Harris, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

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 5815 Still Hollow Road, Nashville, TN 37215

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.

BILL GARRETT, Davidson County
Trans:T20110012972 DEEDWARR
Recvd: 03/03/11 14:47 2 pgs
Fees:13.00 Taxes:1783.40
20110303-0017268

WITNESS my hand this 28th day of February, 2011.

Ruth Harris

Bill Lane

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Harris and Bill Lane, 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 Brentwood, TN, this 28th day of February, 2011.

State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON