Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110031657 DEEDWARR
Recvd: 05/27/11 09:39 2 pgs
Fees:13.00 Taxes:592.00
20110527-0040677

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 25th day of May, 2011.

Notary Public
My commission expires: 1-27-2013

06-1105-74237

Address of New Owner:	Send Tax Bills to:	Tax Information
Ann Marie Roberts 3105 Lake Drive Hermitage TN 37076	NEW OWNER	086 14 0-B 047.00

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, Peggy L. Willis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ann Marie Roberts, 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 133 on the Revised plan of Fleetwood, Phase One, of record in Book 6900, Pages 465-466, 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 Peggy L. Willis by deed from Gary C. Koger and wife, Tamra Petrice Koger dated August 30, 1996 recorded September 3, 1996 of record in Book 10176, Page 31, said Register's Office for Davidson County, Tennessee.
>
> 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 3105 Lake Drive, 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 25th day of May, 2011.

Peggy L. Willis

Peggy L. Willis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy L. Willis, 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 Mt. Juliet, TN, this 25th day of May, 2011.

Notary Public

My Commission expires 1-27-2013

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY