WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$119,900.00.**

Affiant

Subscribed and sworn to before me this **6th** day of June, **2011**.

Notary Public
My Commission expires: MAR 10 2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Trisha L. Sylvester	Fifth Third Bank	16302010000
5152 Highlander Drive	5001 Kingsley Drive	
Antioch, TN 37013	Cincinnati, OH 45263	

Davidson County DEEDWARR
Recvd: 06/08/11 15:44 3 pgs
Fees:18.00 Taxes:443.63
20110608-0043945

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas M. Williams, Jr. and Deborah M. Williams, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trisha L. Sylvester**, an unmarried woman their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Hickory Highland Place, Section 1, Phase 3, of record in Instrument No. 20020315-0032956, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas M. Williams, Jr. and wife, Deborah M. Williams by Warranty Deed from Jerry Butler Builders, LLC dated 8/26/03 of record in Instrument Number 20030908-0130793, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue, a lien, but not yet due and payable..
- Subject to all matters as shown on the Plan of record in Plat Book 20020315-0032956, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 20020528-0064349, page n/a; Book 10421, page 239; Book 11306, page 572; Book 11667, page 310; and Book 11103, page 990; , Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 10868, page 886 and Book 10868, page 923; Register's Office for Davidson County, Tennessee.

This is improved property known as: **5152 Highlander Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 6, 2011.

Thomas M. Williams, Jr. by Jennifer R. Pierce as Attorney in Fact

Thomas M. Williams, Jr. by
Jennifer R. Pierce as Attorney in Fact

Deborah M. Williams by Jennifer R. Pierce as Attorney in Fact

Deborah M. Williams by
Jennifer R. Pierce as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Thomas M. Williams, Jr., the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thomas M. Williams, Jr., the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 6th day of June, 2011

_____ My Commission Expires:
8/23/11
NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Deborah M. Williams, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Deborah M. Williams, the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 6th day of June, 2011

_____ My Commission Expires:
8/23/11
NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012

Notary's Seal (if on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE