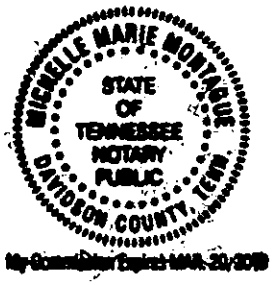
WARRANTY DEED



STATE OF ~~MARYLAND~~
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2011

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C&S Renovations Group, LLC	SAME	07510008000
(NAME)	(NAME)	
8225 Gordon Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110037278 DEEDWARR
Recvd: 06/22/11 09:30 2 pgs
Fees:13.00 Taxes:296.00
20110622-0047708

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan L. Will, Sucessor Trustee of the Eldon L. Will Revocable Living Trust U/A/D May 8, 2007**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **C&S Renovations Group, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 130, on the plan of Hermitage Estates, of record in Plat Book 3300, Page 70-71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ELDON L. WILL AND WIFE, IOLA R. WILL by Deed from J&G CO., A TENNESSEE CORPORATION, dated 02/28/1964 and filed for record on 03/03/1964 in Book 3702, Page 131, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to ELDON L. WILL, TRUSTEE U/A/D MAY 8, 2007 OF THE ELDON L. WILL REVOCABLE LIVING TRUST AND ANY SUCCESSOR TRUSTEES by Deed from ELDON L. WILL, dated 05/08/2007 and filed for record on 05/31/2007 in Instrument No. 20070531-0064422, Register's Office for DAVIDSON County, Tennessee.

The said Elson L. Will having deceased on November 24, 2010 and Iola R. Will deceased on August 31, 2002 leaving Alan L. Will as successor Trustee per trust agreement U/A/D May 8, 2007

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8225 Gordon Lane, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 18th day of June, 2011.

Alan L. Will

Alan L. Will, Sucessor Trustee of the Eldon L. Will Revocable Living Trust U/A/D May 8, 2007

State of Maryland
County of Montgomery

Personally appeared before me Alan L. Will, Sucessor Trustee of the Eldon L. Will Revocable Living Trust U/A/D May 8, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18TH day of June, 2011.

Notary Public Leena Antar
My Commission Expires: _____

LEENA ANTAR
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 01-23-2012

LEENA ANTAR NOTARY PUBLIC MONTGOMERY COUNTY MARYLAND

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122