RECORDING INFORMATION
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010195

MAP - PARCEL NO: 10804-0102.00

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
REGIONS BANK D/B/A REGIONS MORTGAGE	RYAN N. WILLS AND LAUREN K. BYRD	REGIONS BANK D/B/A REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE	805 FITZPATRICK ROAD	2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244	NASHVILLE, TN 37214	BIRMINGHAM, AL 35244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, M. TRACY TURNER**, unmarried, have bargained and sold and by these presents do transfer and convey unto **LAUREN K. BYRD, unmarried, and RYAN N. WILLS, unmarried,** as joint tenents with right of survivorship their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 271 on the plan of Larchwood, Section Three, as of record in Book 5200, page 540, and corrected in Book 6626, page 420, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to M. Tracy Turner, unmarried by Warranty Deed from Craig D. Mullennax and wife, Sharon T. Mullennax, of record in Instrument No. 20040331-0035822, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110037842 DEEDWARR
Recvd: 06/24/11 09:16 2 pgs
Fees:13.00 Taxes:491.73
20110624-0048472

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2011 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Larchwood , of record in Plat Book 5200, page 540, and corrected in Book 6626, page 420, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 6076, page 69, and in Book 6122, page 482, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 21 day of June, 2011.

M. Tracy Turner

M. TRACY TURNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. TRACY TURNER**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 21 day of June, 2011.

Stephanie A Glenn

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$132,900.00**.

Affiant

SWORN TO and subscribed before me on this 21 day of June, 2011.

My Commission Expires:
May 6, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN