WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048600 DEEDWARR
Recvd: 08/09/11 09:41 2 pgs
Fees:13.00 Taxes:888.00
20110809-0061174

R-MC-11-608

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,600.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin C. Williams	Prime Lending (NAME)	
608 Timber Lane (ADDRESS)	18111 Preston Rd #900 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dallas TX 75252 (CITY) (STATE) (ZIP)	117-02-C 5.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KAREN C. FREELAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBIN C. WILLIAMS , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 5 TOGETHER WITH A CARPORT DESIGNATED NO. 5-A ON THE PLAN OF REGENCY PARK, AS OF RECORD IN BOOK 3700, PAGES 111 AND 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KAREN C. FREELAND, AN UNMARRIED PERSON BY WARRANTY DEED FROM DAVID C. SIMCOX, RECORDED ON THE 12TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030912-0134415, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3700, PAGE(S) 111 THRU PAGE 112; BOOK 3815, PAGE 788; BOOK 4364, PAGE 381; BOOK 4767, PAGE 431; BOOK 5673, PAGE 429; BOOK 6047, PAGE 201; BOOK 7662, PAGE 942; BOOK 7728, PAGE 343; BOOK 9746, PAGE 83; BOOK 11288, PAGE 513; INSTRUMENT NO. 20031029-0159210; BOOK 8129, PAGE 118; BOOK 8500, PAGE 717; BOOK 3815, PAGE 778; BOOK 3953, PAGE 348; BOOK 3943, PAGE 821; BOOK 4067, PAGE 947; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 608 Timber Lane, Nashville, Tennessee 37215
(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 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 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/our hand(s) this 5th day of August, 2011.

Karen C. Freeland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen C. Freeland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of August, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903