BILL GARRETT, Davidson County
Trans:T20110055235 DEEDWARR
Recvd: 09/07/11 09:58 2 pgs
Fees:13.00 Taxes:388.13
20110907-0069106

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1085

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2011.

Notary Public

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

MY COMMISSION EXPIRES: 11-7-11

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
BETH ELAINE WARREN **1928 Port James Circle** **Antioch, TN 37013**	**REGIONS BANK d/b/a** **REGIONS MORTGAGE** **2050 Parkway Office Circle** **Birmingham, Alabama 35244**	**165090AO1800CO**

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, **WE, PEGGY M. WARREN, a married woman and MARGARET CAROLE ROBERTSON, a married woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETH ELAINE WARREN, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of LAKEWOOD VILLAGE, SECTION ONE, of record in Book 9700, Page 464, and Book 9700, Page 555, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

BEING the same property conveyed to Peggy M. Warren, Individually and Margaret Carole Robertson, Individually, as Joint Tenants in Common by Quitclaim Deed from Peggy M. Warren and Margaret Carole Robertson, Co-Executrices of the Last Will and Testament of Gladys P. Lentz, deceased, of record in Instrument Number 20110331-0024777, Register's Office for Davidson County, Tennessee. Under the Will of Gladys P. Lentz of record in Probate Case No. 10-P174 Probate Court Clerk's office for Davidson County, Tennessee, the Executor or Executrices had no powers granted by Will to convey property, however, the Will devised property to Peggy M. Warren and Margaret Carole Robertson and being the same property conveyed to Gladys Parrish Lentz (THE SAME PERSON AS GLADYS P. LENTZ) by deed from Fischer & Ford Group LLC, by instrument of record in BOOK 11240, PAGE 801, Register's Office for Davidson County, Tennessee; SAID INSTRUMENT IS THE SOURCE OF THE DESCRIPTION USED HEREIN.

This is improved property known as 1928 Port James Circle, Antioch, Tennessee 37013

This conveyance is made subject to the following matters:

1. Any existing easements for highway, road, or utility purposes which may affect the realty.
2. Declaration of Covenants, Conditions, and Restrictions for Lakewood Village, Section One, of record in Book 10753, page 41, Register's Office of Davidson County, Tennessee.
3. Charter for Lakewood Village Homeowners Association of record in Book 10344, page 371, in said Register's Office.
4. All matters expressed or implied noted on the Plan or plat of LAKEWOOD VILLAGE SECTION ONE, of record in Book 9700, page 464 and Book 9700, Page 555, in said Register's Office.
5. Stormwater Retention Easement of record in Book 10951, page 684, in said Register's Office.

This is inherited property and is not and has never been the residence of either seller nor any spouse.

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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 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 our hands this 2nd day of September, 2011.

Peggy M. Warren
PEGGY M. WARREN

Margaret Carole Robertson
MARGARET CAROLE ROBERTSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named PEGGY M. WARREN and MARGARET CAROLE ROBERTSON, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of September, 2011.

Janet S. Davis
Notary Public

My Commission Expires: 5-8-2012

JANET S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.