NEW OWNER:

Charlotte Lawrence
7509 West Winchester Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

Map 151
Group 10-0-A
Parcel 041.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0382

BILL GARRETT, Davidson County
Trans:T20110057267 DEEDWARR
Recvd: 09/15/11 10:03 2 pgs
Fees:13.00 Taxes:416.25
20110915-0071560

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twelve Thousand Five Hundred and 00/100 Dollars ($112,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES R. MILLER and wife, TERESA L. MILLER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLOTTE LAWRENCE, unmarried woman,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 60, Phase One, Villages of Long Hunter, as shown of record as Instrument Number 20010123-006894, Register's Office, Davidson County, Tennessee, to which plat is hereby made for a more complete description.

Being the same property conveyed to James R. Miller by Quitclaim Deed from Katherine J. Miller aka Katherine Suzanne Jackson Miller, dated January 7, 2006 and of record in Instrument # 20060208-0015748, Register's Office for Davidson County, Tennessee. For further reference please see deed of record in Instrument #20020104-0001798.

This is IMPROVED property known as 7509 West Winchester Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18 day of August, 2011.

JAMES R. MILLER

TERESA L. MILLER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES R. MILLER and TERESA L. MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 18th day of August, 2011.

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$112,500.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of August, 2011.

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY