BILL GARRETT, Davidson County
Trans:T20110068833 DEEDWARR
Recvd: 11/02/11 13:40 2 pgs
Fees:13.00 Taxes:440.30
20111102-0085387

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 27th day of October, 2011.

Notary Public
My commission expires: 4-21-13

02-1105-47369

Address of New Owner:	Send Tax Bills to:	Tax Information
April M. Thomas	SWBC Mortgage	150-10-0-113
3281 Luann Drive	213 Overlook Circle, Ste A	
Antioch TN 37013	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald Williams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to April M. Thomas, an unmarried woman, hereinafter called the Grantees, their successors and 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 Lot No. 38 on the plan of Roundwood Forest, Section One, as of record in Book 6200, Page 221, corrected in Book 6667, Page 900, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Williams, by deed from Bryan Scott Wenzel and wife, Lisa Wenzel, dated November 27, 1996, recorded December 3, 1996, of record in Book 10278, Page 890, said Register's Office. See also, Quitclaim Deed of record in Book *_____, Page _____, said Register's Office. Veronica K. Williams, spouse of Grantor, joins in the execution of this instrument to convey any marital interest she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. *20111102-0085386

This property is improved property known as 3281 Luann Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of October, 2011:

Donald Williams

Veronica K. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Williams and Veronica K. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of October, 2011.

Notary Public
State of Tennessee at Large



My Commission expires

1/9/14