03

Realty Title

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 CHURCH STREET, SUITE 300
NASHVILLE, TN 37219

BILL GARRETT, Davidson County
Trans:T20120008176 DEEDWARR
Recvd: 02/02/12 13:42 2 pgs
Fees:13.00 Taxes:695.60
20120202-0009622

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Kathy Winston **6557 Broken Bow Drive** **Antioch, TN 37013-4526**	**FIRST GUARANTY MORTGAGE CORP.** **8180 GREENSBORO DR., #500** **MCLEAN, VA 22102**	**181-03-0A-039.00-CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Carrie H. Lunsford, an unmarried person** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **Kathy Winston,** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled the Plan of Indian Creek Estates,* of record in Plat Book 9700, pages 556 and 557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. ***SECTION ONE**
>
> Being the same property conveyed to SCOTT LUNSFORD AND WIFE, CARRIE LUNSFORD, by deed from EUGENE A. COLLINS, of record in Book 11238, page 142, dated December 1, 1998, said Register's Office. Being furthered conveyed to CARRIE H. LUNSFORD, by Quitclaim Deed from SCOTT L. LUNSFORD, of record as Instrument No. 20061004-0123525, dated September 25, 2006, said Register's Office.

This is improved property commonly known as: **6557 Broken Bow Drive, Antioch, Tennessee 37013-4526.**

This conveyance is subject to all easements and restrictions of record including, without limitation, the lien for property taxes that are not delinquent and any matters shown on any applicable plat.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, her heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with Grantee that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor has committed no act to encumber the

Property; and that Grantee shall have quiet possession of the Property; and Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and her heirs, successors and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 30 day of January, 2012.

Carrie H. Lunsford

Carrie H. Lunsford

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Carrie H. Lunsford**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office on this 30th day of January, 2012.

Kimberly P. Hurst

Notary Public

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

My commission expires: 3-3-15

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value for this transfer of this property, whichever is greater is $188,000.00.

Rachelle Caudill

Affiant

Sworn to and subscribed before me
on January 30 2012.

Diane K. Mann

Notary Public
My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013