Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $161,700.00

Jennifer C. Cole
Affiant

Subscribed and sworn to before me, this 21st day of February, 2012.

Maxine J. Rucker
Notary Public
My commission expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

05-1201-65470

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah E. Williams 319 Witham Court Goodlettsville TN 37072	Franklin American Mortgage Co. 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	026-03-0 012.00

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, Peggy A. Coomer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Deborah E. Williams,* 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: *an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 314, on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845 and amended in Book 8329, Page 290 and in Book 8650, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peggy A. Coomer by deed from Ronald G. Rose and wife, Judith E. Rose, dated September 26, 2005, recorded September 28, 2005 in Instrument No. 20050928-0116308, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 319 Witham Court, Goodlettsville, TN 37072

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.

Davidson County DEEDWARR
Recvd: 02/22/12 16:09 2 pgs
Fees:13.00 Taxes:598.29
20120222-0015584

WITNESS my hand this 21st day of February, 2012.

Peggy A. Coomer

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 21st day of February, 2012.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler Cole

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE