BILL GARRETT, Davidson County
Trans:T20120023922 DEEDWARR
Recvd: 04/03/12 09:30 2 pgs
Fees:13.00 Taxes:362.60
20120403-0027980

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Lorna Ann Helm
Affiant

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY EXP. 12/27/15

Subscribed and sworn to before me, this 30th day of March, 2012.

Notary Public
My commission expires: 12-27-15

06-1202-74573

Address of New Owner:	Send Tax Bills to:	Tax Information
Lorna Ann Helm	Suntrust Mortgage Inc	064-12-0-A 932.00CO
932 Old Fountain Place	1001 Semmes Avenue	
Hermitage TN 37078	Richmond Virginia 23224	

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, **Debra R. Locke, married, and Jeannie R. Metzger, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lorna Ann Helm**, 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 Unit No. 932 on the Plan of Section 2, Fox Run Condominiums, of record in Book 5200, Page 148, and as established on the Master Deed for Fox Run Condominiums of record in Book 5513, Page 713, and as corrected by the instrument of record in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, and Book 8510, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Lawson Hill, Jr. and wife, Hazel G. Hill by deed from Jo Edna Patterson dated November 21, 1996, recorded November 25, 1996, of record in Book 10270, Page 88, Register's Office for Davidson County, Tennessee. William Lawson Hill, Jr. and wife, Hazel G. Hill having since died. Hazel G. Hill predeceased William Lawson Hill, Jr., by Last Will & Testament of William Lawson Hill, Jr., Docket #10P-1304, Office for The Davidson County Probate Court Clerk, subject property was devised to Debra R. Locke and Jeannie R. Metzger.

Further being the same property conveyed to Debra R. Locke and Jeannie R. Metzger by deed from Debra Robertson Locke, Executor of the Estate of William L. Hill, Jr., dated January 21, 2011, recorded February 18, 2011, of record in Instrument No. 20110218-0013976, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantors nor their spouses or any dependents.

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 932 Old Fountain Place, Hermitage, TN 37078

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 30th day of March, 2012.

Debra R. Locke
Debra R. Locke

Jeannie R. Metzger
Jeannie R. Metzger

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra R. Locke and Jeannie R. Metzger, 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 Spartanburg, SC, this 21 day of March, 2012.

Alexis Mannion
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 15, 2019

