03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $124,000.00

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

Affiant

Subscribed and sworn to before me, this 7th day of May, 2012.

Notary Public
My commission expires: 02/11/13

03-1204-37647

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael L. Lee	Guaranty Trust Company	141-06-0D-011.00CO
3021 Harpeth Springs Drive	316 Robert Rose Drive	
Nashville TN 37221	Murfreesboro, TN 37129	

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, Elizabeth A. Iwanski, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael L. Lee, 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. 11 on the Plan of Reiverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, established by the Declaration of record in Instrument No. 20030205-0016032, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A. Iwanski by deed from Claudia Sharlin and David D. Denise, dated April 29, 2008, recorded May 2, 2008 in Instrument 20080502-0045023, 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 3021 Harpeth Springs Drive, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20120034435 DEEDWARR
Recvd: 05/10/12 08:35 2 pgs
Fees:13.00 Taxes:458.80
20120510-0040339

WITNESS my hand this 1st day of May, 2012.

Elizabeth A. Iwanski

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth A. Iwanski, 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 Smyrna, TN, this 1st day of May, 2012.

Notary Public
State of Tennessee at Large

My Commission expires
11-22-2014

PAIGE B. MAYERCIK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD