WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120039216 DEEDWARR
Recvd: 05/29/12 16:17 2 pgs
Fees: 13.00 Taxes: 1665.00

20120529-0046385

G-VRES-12-123

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May 2012.

Notary Public

MY COMMISSION EXPIRES: 1/6/14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
CINDY TURNER RAY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Box 44

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Shatzer, Jr. & Georganne Harmon	Regions Mortgage (NAME)	
123 Vaughns Gap Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35244	129-7-36.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LARRY C. WILLOUGHBY AND JANET H. WILLOUGHBY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN H. SHATZER, JR. AND GEORGANNE HARMON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 20, PLAN OF WEST MEADE FARMS INC., SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 37, AMENDED IN BOOK 8406, PAGE 134, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LARRY C. WILLOUGHBY AND WIFE, JANET H. WILLOUGHBY BY SPECIAL WARRANTY DEED FROM DOMINION TRUST COMPANY, TRUSTEE FOR DOMINION BANKSHARES CORPORATION, RECORDED ON THE 14TH DAY OF JULY, 1992 IN DEED BOOK 8675, PAGE 568, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 2133, PAGE 37; BOOK 8406, PAGE 134; BOOK 2140, PAGE 103; BOOK 5613, PAGE 257; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 123 Vaughns Gap Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 29th day of May, 2012.

Larry C. Willoughby

Janet H. Willoughby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry C. Willoughby and Janet H. Willoughby, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903