Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2012.

Notary Public
My commission expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

17-1205-170864

Address of New Owner:	Send Tax Bills to:	Tax Information
Steve P. Lenger 905 Darbi Trace Court Nashville TN 37221	New Owner	155-16-0-A 188.00 CO

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, Wendy A. Tidwell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steve P. Lenger and wife, Tara E. Lenger, 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 Lot No. 246, Traceside, Section Seven, a plat of record in Book 9700, Page 423, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy A. Tidwell, married by deed from Donald P. Gay and wife, April Gay, dated July 13, 2004, recorded July 15, 2004, of record as Instrument No. 20040715-0084234, Register's Office for Davidson County, Tennessee.

William Brian Howell, husband of Grantor, joins in the execution of this instrument to convey any marital interest, if any, in subject property.

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 905 Darbi Trace Court, 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:T20120040866 DEEDWARR
Recvd: 06/04/12 13:16 2 pgs
Fees:13.00 Taxes:947.20
20120604-0048406

WITNESS my hand this 29th day of May, 2012.

Wendy A. Tidwell

Wendy A. Tidwell

William Brian Howell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendy A. Tidwell 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 Brentwood, TN, this 29th day of May, 2012.

Deanna Faye Wood

Notary Public
State of Tennessee at Large
My Commission expires _____

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 03-19-2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 29th day of May, 2012.

Deanna Faye Wood

Notary Public
State of Tennessee at Large
My Commission expires _____

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 03-19-2014