THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1296

BILL GARRETT, Davidson County
Trans:T20120046132 DEEDWARR
Recvd: 06/22/12 08:13 3 pgs
Fees:18.00 Taxes:506.90
20120622-0054688

Property Address:
1033 Brookside Woods Blvd., Hermitage, TN 37076
75-12-B-7

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Judith J. Meadows k/n/a Judith J. Greathouse and Harold Willis and Carrie Willis, as Joint tenants in common**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Ethan K. Duncan, Unmarried**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 63 on the Plan of Phase 1 and part of Phase 2, Section 1, Brookside Woods, as shown by Plat Book 9700, Page 397, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME property conveyed to Judith J. Meadows and Harold Willis a/k/a Harold J. Willis and Carrie Willis a/k/a Carrie Mae Willis, as joint tenants as tenants in common, from Jeremy Ryan Schwartz, unmarried, by General Warranty Deed dated May 27, 2004, and recorded on June 18, 2004, in Instrument No. 20040618-0072377, Register's Office for Davidson County, Tennessee.

Judith Greathouse having a General Durable Power of Attorney for Harold J. Willis of record in Instrument No. 20120502-0037493, Register's Office for Davidson County, Tennessee.

Judith Greathouse having a General Durable Power of Attorney for Carrie Mae Willis of record in Instrument No. 20120622-0054687 **, Register's Office for Davidson County, Tennessee.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 14th day of May, 2012.

Judith Greathouse {Seal}
Judith Greathouse

Harold Willis By Judith Greathouse
Attorney in Fact
Harold Willis by Judith Greathouse, Attorney In Fact

Carrie Willis By Judith Greathouse
Attorney in Fact
Carrie Willis by Judith Greathouse, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of May, 2012, before me the undersigned officer, personally appeared Judith Greathouse, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

JOHN A. BE... STAT... OF TENNE... NOT... PUBLIC DAVIDSON COUNTY

...ommission Expires July 7, 2014

Notary Public

My Commission expires: _____

State of Tennessee

County of Davidson

On this 14th day of May, 2012 before me personally appeared Judith Greathouse, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Harold Willis acknowledged that such person executed the same as the free act and deed of Harold Willis.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 14th day of May, 2012 before me personally appeared Judith Greathouse, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carrie Willis acknowledged that such person executed the same as the free act and deed of Carrie Willis.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission Expires: _____

Grantor's Name, Address, Phone:
Judith Greathouse
Harold Willis
Carrie Willis
1033 Brookside Woods Blvd.
Hermitage, Tn. 37076

Grantee's Name, Address, Phone:
Ethan Duncan
1033 Brookside Woods Blvd
Hermitage, Tn 37076

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $137,000.00

Subscribed and sworn before me this the 14th day of May, 2012.

Affiant

My Comm. Exp. 3/2/15

(Affix Seal)

Notary Public

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY