Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120051885 DEEDWARR
Recvd: 07/13/12 15:00 2 pgs
Fees:13.00 Taxes:345.95

20120713-0061879

39-B
File #12-1216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Annette M. Williams,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Billie Garrard, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit Number 112 of Willow Pointe Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and a horizontal property regime established by Mater Deed of record in Book 6772 at page 257 as amended in Book 8867, page 283, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Plat of Willow Pointe Condominium as set forth in Exhibit "A" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Annette M. Williams by deed from Wilma C. Watts, Unmarried, dated November 26, 1997, of record in Book 10713, page 159, Register's Office for Davidson County, Tennessee.

The above subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 112 Westerly 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of July, 2012.

Annette M. Williams

Annette M. Williams

State of Tennessee)
County of Davidson)

On this 6th day of July, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Annette M. Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 93,500.00.

Affiant

Sworn and subscribed before me on this the 6th day of July, 2012.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Billie Garrard 112 Westerly Drive Nashville, TN 37221	New Owner	142-7-A-112