WARRANTY DEED

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Catherine Kappdal

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2012.

Tracy Herron

Notary Public

MY COMMISSION EXPIRES: 6/24/13

(AFFIX SEAL)

TRACEY HERRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-BM-12-956

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren H. Carpenter	GUARANTY BANK	
956 Dalebrook Lane	(NAME) 4000 West Brown Deer Rd.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brown Deer, WI 53209	083-08-252.00
(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 JON M. LILLARD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN H. CARPENTER AND CHRISTOPHER S. CARPENTER, WIFE AND HUSBAND, 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 NO. 20 ON THE PLAN OF FINAL PLAT OF ROSEBANK MEADOWS - PHASE ONE, OF RECORD IN PLAT BOOK 9700, PAGE 531, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JON M. LILLARD, AN UNMARRIED MAN BY DEED FROM THERVY T. DAMASSI AND WIFE, ELONA J. DAMASSI OF RECORD AT INSTRUMENT NO. 20060519-0058895, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 15, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 9700, PAGE 531; BOOK 10775, PAGE 805; INST. NO. 20011126-0128275; 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 956 Dalebrook Lane, Nashville, Tennessee 37206

(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.

BILL GARRETT, Davidson County
Trans:T20120053151 DEEDWARR
Recvd: 07/19/12 09:44 2 pgs
Fees:13.00 Taxes:599.40

20120719-0063466

Witness my/our hand(s) this 16th day of July, 2012.

Jon M. Lillard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon M. Lillard, 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 16th day of July, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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