Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20120055971 DEEDWARR
Recvd: 07/30/12 16:18 2 pgs
Fees:13.00 Taxes:869.50

20120730-0067202

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July 2012

Notary Public
My commission expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Learotha Williams Jr. 920 Wonderland Pass Hermitage TN 37076	Avenue Bank 3823 Cleghorn Ave Nashville TN 37215	086040B10400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jerry P. Haas and wife Donna M. Haas hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Learotha Williams Jr. and wife, Tia Floyd Williams hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 75 on the Plan of Section 4, Sunset Oaks, of record in Plat Book 9700, page 569, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry P. Haas and wife, Donna M. Haas by deed from Frank Batson Homes, Inc. of record in Book 11644, page 789, dated 08/30/99, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Sunset Oaks, Section 4, of record in Book 9700 Page 569, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 9082, page 567, Register's Office for Davidson County, Tennessee 4) Charter for Sunset Oaks Owners Association of record in Instrument No. 19991207-0300671

This property is improved property known as 920 Wonderland Pass, Hermitage, Tennessee 37076

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of July, 2012.

Jerry P. Haas
Jerry P. Haas

Donna M Haas
Donna M. Haas

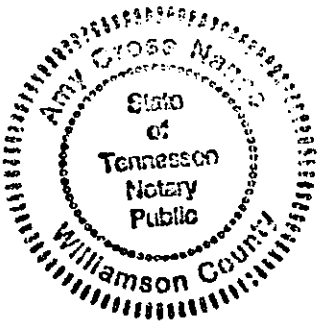
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry P. Haas and Donna M. Haas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of July, 2012.

Notary Public

My Commission expires: 2/23/15



FILE NO: 07223