WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120064896 DEEDWARR
Recvd: 08/29/12 14:46 2 pgs
Fees: 13.00 Taxes: 296.00

20120829-0078174

G-FSR-12-242

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

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
Charles D. Williamson	SAME	
242 Westfield Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		128-13-A-242.00 CO
(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 TIMOTHY J. CAMPBELL, TRUSTEE OF THE LAURINE M. KROUTTER REVOCABLE TRUST DATED JANUARY 29, 2012, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES D. WILLIAMSON, UNMARRIED, 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 UNIT 242, THE WESTFIELD CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6678, PAGE 771, AMENDED IN BOOK 6736, PAGE 110, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7271, PAGE 256, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM GEORGE GIANIKAS, TRUSTEE TO LAURINE M. KROUTTER, UNMARRIED AS RECORDED ON THE 8TH DAY OF MAY, 1986 IN DEED BOOK 6850, PAGE 949, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LAURINE M. KROUTTER TO TIMOTHY J. CAMPBELL, TRUSTEE AS RECORDED ON THE 1ST DAY OF FEBRUARY, 2012 IN INSTRUMENT NO. 20120201-0009108 AND BEING THE SAME PROPERTY CONVEYED BY DEED OF CORRECTION FROM LAURINE M. KROUTTER TO TIMOTHY J. CAMPBELL, TRUSTEE OF THE LAURINE M. KROUTTER REVOCABLE TRUST DATED JANUARY 29, 2012 RECORDED ON THE 29 DAY OF Aug., 2012 IN INSTRUMENT NO 20120829-0078172, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE 748; BOOK 6678, PAGE 771, AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6736, PAGE 110, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7271, PAGE 256; BOOK 6746, PAGE 677; BOOK 7803, PAGE 694; BOOK 4851, PAGE 918; BOOK 6551, PAGE 981; BOOK 6551, PAGE 988, 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 242 Westfield Drive, Nashville, Tennessee 37221
(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.

Witness my/our hand(s) this 27th day of August, 2012.

Timothy J. Campbell, Trustee of the Laurine M. Kroutter Revocable Trust dated January 29, 2012

By: _____
Timothy J. Campbell, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of August, 2012, before me personally appeared Timothy J. Campbell, Trustee of the Laurine M. Kroutter Revocable Trust dated January 29, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th day of August, 2012.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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