PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 51526
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew O. Williams 108 Autumn Lane Nashville, TN 37221	Franklin American Mortgage Co. 501 Corporate Centre Drive, #400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 128-10-A-29CO

BILL GARRETT, Davidson County
Trans:T20120065907 DEEDWARR
Recvd: 09/04/12 10:18 2 pgs
Fees:13.00 Taxes:1205.83
20120904-0079381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven R. Crist**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew O. Williams and Rachel M. Williams, husband and wife,** 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:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Pine Forest, Section One, of record in Book 9700, Pages 712 and 713, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Crist and Robin K. Crist, husband and wife, by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, dated September 27, 2000, recorded October 11, 2000 in Instrument No. 20001011-0101143, Register's Office for Davidson County, Tennessee. Robin K. Crist having since died on or about April 14, 2012.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Pages 712 and 713, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11072, page 248, Book 11515, page 987, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 108 Autumn Leaves Lane, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised 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 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.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2012.

Steven R. Crist

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2012, before me the undersigned authority, personally appeared Steven R. Crist, 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.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,900.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2012

My Commission Expires: 01/01/2013

Notary Public

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY