WARRANTY DEED

State of Tennessee)
County of Davidson)

G#24315-8

The actual consideration or value, whichever is greater, for this transfer is **$167,500.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2012.

Notary Public

My commission expires: 11/7/12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120076158 DEEDWARR
Recvd: 10/08/12 11:35 2 pgs
Fees:13.00 Taxes:619.75
20121008-0091921

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Virginia Kilgore	**Guaranty Trust Company**	**141120B02200CO**
1012 Blythe Court W	**316 Robert Rose Drive**	
Nashville, TN 37221	**Murfreesboro, TN 37129**	

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, I,

Linda E. Lansford, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Virginia Kilgore, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 22 on the Plan of Southampton, Phase 1, a Planned Unit Development, as of record in Book 5200, Page 464, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeff B. Darden and wife, Linda L. Darden, by Deed from Kendall A. Adkins and wife, Ashley Adkins, of record in Instrument No. 20010130-0009094, Register's Office for Davidson County, Tennessee and further conveyed to Linda E. Lansford by Quitclaim Deed from Jeff B. Darden of record in Instrument No. 20110902-0068069, said Register's Office. Said parties having since divorced filed in the Fourth Circuit Court for Davidson County, Tennessee, as Docket No. 09D-2618. Linda L. Darden is one and the same person as Linda E. Lansford.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 5971, Page 839, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

This is improved property, known as: **1012 Blythe Court W, 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 GRANTEES 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 GRANTEES, 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 **5th** day of **October, 2012.**

Linda E. Lansford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda E. Lansford,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **October, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.