Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120092127 DEEDWARR
Recvd: 12/03/12 14:37 2 pgs
Fees:13.00 Taxes:508.75

20121203-0110981

02-1210-48135

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2012.

Notary Public
My commission expires: 9-8-2013

DEBORAH N. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Courtney Coulter	SWBC Mortgage Corporation	122-01-0-A-239.00CO
28 Fawn Creek Pass	P.O. Box 51301	
Nashville TN 37214	Los Angeles, CA 90051-5601	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janet L. Hunter, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Courtney Coulter, hereinafter called the Grantees, their successors 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 Unit No. 14, together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase III, a horizontal property regime established by Declaration, of record in Instrument No. 20001011-0101044; First Supplement in Instrument No. 20020725-0089575; and Second Supplement in Instrument No. 20020904-0107261, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janet L. Hunter, unmarried by deed from Bradley S. Walsh, unmarried, dated October 30, 2009, recorded November 3, 2009, of record in Instrument No. 20091103-0101436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 28 Fawn Creek Pass, Nashville, TN 37214

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of November, 2012.

Janet L. Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janet L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of November, 2012.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14