PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

BILL GARRETT, Davidson County
Trans:T20120096569 DEEDWARR
Recvd: 12/18/12 10:10 2 pgs
Fees:13.00 Taxes:443.63
20121218-0116361

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 119,900.00

Sarah M Lynch
Affiant

Subscribed and sworn to before me, this 14th day of December, 2012.

Notary Public

My commission expires:
3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SARAH M. LYNCH	Regions Bank,dba Regions Mortgage	**020605005700**
204 HOLLYWOOD STREET	2050 Parkway Office Cir.	
GOODLETTSVILLE, TN 37072	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

WESTWOOD COMMUNITIES, INC. and DAVID TURNER, A MARRIED MAN

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

SARAH M. LYNCH, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Easterly half of Lot Number 11 and the westerly half of Lot Number 12 on the Plan of the Third Addition to Roscoe Place, Block B, of record in Book 843, Page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING THE SAME PROPERTY CONVEYED TO WESTWOOD COMMUNITIES, INC. (50% INTEREST) AND DAVID TURNER (50% INTEREST) BY QUITCLAIM DEED FROM WESTWOOD COMMUNITIES, INC. DATED 08/14/12 AND RECORDED ON 08/24/12 IN INSTRUMENT NO. 20120824-0076328, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO WESTWOOD COMMUNITITES, INC. BY CASH DEED FOR TENNESSEE FROM SECRETARY OF HOUSING ANDN URBAN DEVELOPMENT DATED 06/01/12 AND RECORDED ON 06/04/12 IN INSTRUMENT NO. 20120604-0048226, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY TRUSTEE'S DEED FROM WILSON AND ASSOCIATES, PLLC DATED 02/09/12 AND RECORDED ON 02/15/12 IN INSTRUMENT NO. 20120216-0013535, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MICHAEL BARBUTO AND WIFE, TINA BARBUTO BY WARRANTY DEED FROM MUCHAEL BETHUY, UNMARRIED DATED 03/31/04

AND RECORDED ON 04/05/04 IN INSTRUMENT NO. 20040405-0038178, SAID REGISTER'S OFFICE FOR SAID COUNTY.

NANCY O. TURNER HEREBY SIGNS CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 204 HOLLYWOOD STREET, GOODLETTSVILLE, TN 37072.

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 and assigns forever; and we do covenant with 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 in 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 14th day of December, 2012.

WESTWOOD COMMUNITIES, INC.
BY: HOWARD CAUGHRON
ITS: PRESIDENT

DAVID TURNER

NANCY O. TURNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HOWARD CAUGHRON, PRESIDENT OF WESTWOOD COMMUNITIES, INC. and DAVID TURNER AND NANCY O. TURNER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2012.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY