Return to: Z
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

File #6398

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/20/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $342,000.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2012.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert D. Withrow	Franklin American	160-12-0-211.00
713 Woodridge Court	501 Corporate Centre Dr	
Brentwood, TN 37027	Franklin Tn 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gail Hunter and John McKinley Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Douglas Withrow and wife, Janet Rose Withrow**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Section "A" Woodridge, of record in Book 7900, page 181, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gail Hunter and John Mckinley Williams, by deed from Gail Hunter and John Mckinley Williams, Co-Executors of the Estate of Harriet Rankin Hunter, on June 14, 2011, of record in Instrument Number 20110617-00463573, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 7900, page 181, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8183, page 15, Register's Office for Davidson County, Tennessee.

This is improved property known as: **713 Woodridge Court, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 20, 2012.

John McKinley Williams

Gail Hunter

BILL GARRETT, Davidson County
Trans: T20120098827 DEEDWARR
Recvd: 12/27/12 09:34 2 pgs
Fees: 13.00 Taxes: 1265.40
20121227-0119200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gail Hunter and John McKinley Williams** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 20, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY