WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January 2013

Notary Public

MY COMMISSION EXPIRES: 7/6/13

(AFFIX SEAL)

ROBERT L. HAGER III
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

R-FK-13-1915

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie Simmons Glueck	Tennessee Valley Federal Credit Union (NAME)	
1915 Holly Street (ADDRESS)	715 Mark Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Chattanooga, TN 37402 (CITY) (STATE) (ZIP)	083-14-0-022.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TODD WILLIAMS AND ANDREA WILLIAMS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BONNIE SIMMONS GLUECK, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 ON THE PLAN OF RICHARDSON PLACE SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 135, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TODD WILLIAMS AND ANDREA WILLIAMS, HUSBAND AND WIFE BY QUITCLAIM DEED FROM TODD WILLIAMS AND ANDREA L. KINNAIRD (NOW WILLIAMS) OF RECORD AT INSTRUMENT NO. 20120111-0003025, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 29, 2011 AND RECORDED ON JANUARY 11, 2012.

BEING THE SAME PROPERTY CONVEYED TO TODD WILLIAMS AND ANDREA L. KINNAIRD, TENANTS IN COMMON WITH EXPRESSED RIGHTS OF SURVIVORSHIP, BOTH UNMARRIED BY WARRANTY DEED FROM ANTHONY P. EWING AND RASHIDA ABBAS, HUSBAND AND WIFE OF RECORD AT INSTRUMENT NO. 20080206-0012410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 05, 2008 AND RECORDED ON FEBRUARY 06, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 135; BOOK 1153, PAGE 254; INSTRUMENT NUMBER 20050201-0011730; BOOK 1153, PAGE 266, BOOK 1229, PAGE 284 AND BOOK 1733, PAGE 94, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1915 Holly Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20130009281 DEEDWARR
Recvd: 02/04/13 08:46 2 pgs
Fees: 13.00 Taxes: 1720.50

20130204-0011060

Witness my/our hand(s) this 31st day of January, 2013.

Todd Williams

Andrea Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Williams and Andrea Williams, the within named bargainor, 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 and official seal, this the 31st day of January, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903