THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130010241 DEEDWARR
Recvd: 02/06/13 11:22 2 pgs
Fees:13.00 Taxes:703.00
20130206-0012317

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Regina B. Williams and Michael Williams 312 Twin Hills Drive Madison, TN 37115	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	34-7-35 (Previously 34-7-35 AND 34-7-56)

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SADIE L. BALES**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **REGINA B. WILLIAMS and husband, MICHAEL WILLIAMS**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

First Tract:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Shepherd Hills, Section VIII, as of record in Book 2854, page 120, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Twin Hills Drive at the corner of Lots 101 and 102; thence with the line between said lots, southwesterly 220 feet to a point; thence southeasterly 192.9 feet to the northerly margin of an unnamed street; thence with the margin of the same northeasterly 195 feet to the beginning of a curve; thence around said curve, northerly 41.03 feet to the margin of Twin Hills Drive; thence with the margin of the same, northwesterly 138.5 feet to the point of beginning.

Second Tract:

A Tract of land in the tenth Civil District of Davidson County, Tennessee, it being the part of the A.J. Coleman tract adjacent to Lots Number 101 and 102 of Shepherd Hills and being as follows:

Beginning on the Southwest corner of Lot Number 101; thence S37 deg, 31W 127.0 feet to a point; thence N46 deg 06W 364.5 feet to the southwest corner of lot number 102; thence S82 deg 59'E with the southerly line of Lot 102 196.7 feet to the northwest corner of Lot number 101; thence S 45 deg 39'E with the southerly line of Lot 101 192.9 feet to the point of beginning and containing 0.791 acres more or less.

Being the same property conveyed to Billy B. Bales and wife, Sadie L. Bales by Warranty Deed from Helen A. Jones (formerly known as Helen B. Arnold) and husband Randie E. Jones dated May 15, 2000 and recorded on May 19, 2000 of record in Instrument No. 200005180049837. Being further conveyed by Sadie L. Bales to herself by Quitclaim Deed, recorded December 27, 2012, at Instrument No. 20121227-0119308, Davidson County Register of Deeds, for the purpose of combining the two tax parcels previously associated with the subject property under one tax account.

Billy B. Bales is now deceased, leaving Sadie L. Bales as the surviving Tenant by the Entireties.

This is improved property known as **312 Twin Hills Drive, Madison, Tennessee 37115**.

S. B.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **21st** day of **January, 2013**:

Sadie L. Bales

Sadie L. Bales

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~**BILLY B. BALES AND WIFE,**~~ **SADIE L. BALES**, deceased the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 21st day of January, 2013:

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $190,000.00.

Regina Williams

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2013:

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY