BILL GARRETT, Davidson County
Trans:T20130024728 DEEDWARR
Recvd: 03/27/13 10:52 2 pgs
Fees:13.00 Taxes:647.50

20130327-0029936

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
COMM. EXP. 12/27/15

Subscribed and sworn to before me, this 26th day of March, 2013.

Notary Public
My commission expires: 12-27-15

06-1302-75053

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry W. McLaughlin	Southeast Financial CU	061-01-0-017.01
570 Joyce Lane	220 S Royal Oaks Blvd.	
Nashville TN 37216	Franklin, TN 37064	

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, Nancy E. Williams and Dustin Art Williams, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jerry W. McLaughlin, unmarried, 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 part of the easterly one-half of Lot No. 3 on the unrecorded Subdivision of a tract of land conveyed by Sue S. Cloyd to T. H. Wilhoit, by deed of record in Book 782, Page 798, Register's Office for said County, described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated December 16, 1960, as follows:

Beginning at an iron stake in the southerly margin of Joyce Lane in the dividing line between Lots Nos. 2 and 3 on said Plan, thence with the line between said lots, south 2 deg. 30' west 323.08 feet to an iron stake; thence south 81 deg. 11' west 132.94 feet to an iron stake in the westerly line of the property conveyed to Robin Ison Bradford and wife, by deed of record in Book 1452, Page 341, said Register's Office; thence with said line north 2 deg. 11' east 296 feet to an iron stake in the southerly margin of Joyce Lane, thence with the margin of the same easterly, along a slight curve, 143.2 feet to the point of beginning.

Being the same property conveyed to Nancy E. Williams and Dustin Art Williams, wife and husband by deed from Ernest C. Dearman and Geraldine C. Dearman, husband and wife, dated July 30, 2004, recorded August 4, 2004, of record in Instrument No. 20040804-0093870, 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 570 Joyce Lane, Nashville, TN 37216

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 26th day of March, 2013.

Nancy E. Williams

Dustin Art Williams

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy E. Williams and Dustin Art Williams, 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 Mt. Juliet, TN, this 26th day of March, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 12-27-15

