WARRANTY DEED

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

WILLIAMS-H13103

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF May, 2013.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steve R. Williams	SAME	075.13-0-170.00
12193 Old Hickory Blvd.		
Hermitage, TN 37076		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BRENDA F. WILLIAMS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEVE R. WILLIAMS, 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. 60 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 91.17 feet on the southerly margin of Bonnalynn Drive and extends back 125.5 feet on the easterly side and 158.0 feet on the westerly side to a broken line in the rear, measuring 88.0 feet thereon.

Being the same property conveyed to Brenda F. Williams, unmarried by deed from Martin L. Withers and wife, Lucille F. Withers of record at Book 7664, page 144, recorded on 09/29/1988, Register's Office for Davidson County, Tennessee.

Brenda F. Williams a/k/a Brenda Faye Williams

( ) unimproved
This is (X) improved property known as 316 Bonnalynn Drive, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 23rd day of May, 2013:

Brenda F. Williams by Misty Michelle Williams, POA

BILL GARRETT, Davidson County
Trans:T20130044973 DEEDWARR
Recvd: 05/30/13 11:34 2 pgs
Fees:13.00 Taxes:395.90

20130530-0054439

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, **Misty Michelle Williams**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Brenda F. Williams a/k/a Brenda Faye Williams** and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Brenda F. Williams a/k/a Brenda Faye Williams** for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 23 day of May, 2013.

My Commission Expires:

Notary Public

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015