THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13060207
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130060000 DEEDWARR
Recvd: 07/15/13 11:33 2 pgs
Fees:13.00 Taxes:2971.10
20130715-0072914

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $803,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2013.

Notary Public
My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Garwood 4104 Baldwin Arbor Nashville TN 37215	New Owner	Tax Parcel ID No. 131-01-0-K 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lee A. Williams, Jr. and wife, Gay MacDonell Williams, as to a 50% interest and Elizabeth W. Renkens, married, as to a 50% interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Garwood unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, BALDWIN ARBOR, as shown on plat of record in Plat Book 9700, Page 746, revised at Instrument No. 20000128-0009264, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lee A. Williams, Jr. and wife, Gay MacDonell Williams, as to a 50% interest and Elizabeth W. Renkens, married, as to a 50% interest by Warranty Deed from Edward B. Lemaster III and Adrian L. Lemaster, recorded on the 27th day of February, 2006 in Instrument No. 20060227-0022373, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BALDWIN ARBOR, as recorded in Plat Book 9700, Page(s) 746, revised at Instrument No. 20000128-0009264.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11556, Page 98 and Instrument No. 20010626-0067310.

Charter of Homeowners Association recorded in Book 11564, Page 842.

Stormwater Detention Agreement recorded in Book 11104, Page 441.

This is improved property located at 4104 Baldwin Arbor Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2013.

Lee A. Williams Jr by Elizabeth W. Renkens Attorney in fact

Lee A. Williams Jr. by Elizabeth W. Renkens, his attorney-in-fact

Gay MacDonell Williams by Elizabeth W. Renkens Attorney in fact

Gay MacDonell Williams by Elizabeth W. Renkens, her attorney-in-fact

Elizabeth W. Renkens

Elizabeth W. Renkens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth W. Renkens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth W. Renkens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Lee A. Williams, Jr. and Gay MacDonell Williams, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of July, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014