BILL GARRETT, Davidson County
Trans:T20130061848 DEEDWARR
Recvd: 07/19/13 14:01 3 pgs
Fees:18.00 Taxes:1008.25
20130719-0075079

This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Gilbert Lee Duggins **3429 Wynfall Lane** **Nashville, Tn 37211**	**Cornerstone Home Lending** **1177 West Loop South #200** **Houston, TX 77027**	**180-04-0B-082.00**

****

That **Paul E. Williams, unmarried,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Gilbert Lee Duggins,** and Carol Ann * (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Williamson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

*Hicks, husband and wife,

Land in Davidson County, Tennessee, being Lot No. 114 on the Final Plat of Revision One Brookview Forest Phase III of record in Instrument No. 200509190112306 as revised in Instrument No. 200510250128969, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to the Grantor by deed from Drees Premier Homes, Inc., dated November 2, 2007, and recorded November 7, 2007 as Instrument No. 20071107-0131638, Register's Office for Davidson County, Tennessee.

This is improved property which bears the address of: 3429 Wynfall Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the 16th day of **July, 2013.**

Paul E. Williams

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Paul E. Williams,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this _____ day of **July, 2013.**

Notary Public

Commission Expires: _____

SEE ATTACHED NOTARIAL CERTIFICATE

State of TENNESSEE
County of Williamson

The actual consideration or value for this property (whichever is greater) is **$272,500.00**.

Sworn to and subscribed before me this 16th day of **July, 2013.**

Affiant

Tracy Perry
Notary Public

My Commission Expires: 3-3-15

TRACY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Fresno

On 16 July 2013 before me, Loren G Lewis, Notary Public

personally appeared PAUL E. WILLIAMS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LOREN G. LEWIS
Commission # 1941125
Notary Public - California
Fresno County
My Comm. Expires Jul 14, 2015

ADDITIONAL OPTIONAL INFORMATION

Description of the Attached Document:

WARRANTY DEEDS

Number of Pages 2 Document Date 7/16/13