Transfer Taxes previously collected in Williamson County, Tennessee.

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2013. Notary Public MY COMMISSION EXPIRES: May 16, 2015 (AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MAIL

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Williams	Brian Williams	172090A02400CO
(NAME)	(NAME)	
305 Turnberry Circle	305 Turnberry Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8240	Brentwood, TN 37027-8240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/26/13 10:38 3 pgs
Fees:17.00 Taxes:0.00
20130726-0077575

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 considerations, the receipt of which is hereby acknowledged, we, **Heather M. Barnett and spouse, Bryan S. Barnett**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian Williams and wife, Vanessa Williams and Mark Bishop Williams**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 24 on the Final Plat of Banbury Crossing, Third Revision of Section One, a Planned Unit Development, as of record in Plat Book 9700, Page 536 and 537, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heather M. Barnett and spouse, Bryan S. Barnett by Deed from David M. Windle and wife, Jennifer P. Windle, dated 05/30/2008 and filed for record on 06/03/2008 in Instrument 20080603005641B, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 536 and Plat Book 9700, Page 537, said Register's Office. Declaration of Restrictive Covenants of record in Book 10369, Page 48, as amended in Instrument 200307280105031 and Instrument 200510200126681, and further supplemented in Book 10962, Page 516, Book 11218, Page 180, and Instrument 200105230053234, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 305 Turnberry Circle, Brentwood, TN 37027-8240
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-12518
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and/or 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 our hands this 4th day of January, 2013.

Heather M. Barnett
by Bryan S. Barnett, her attorney in fact

Bryan S. Barnett

State of Tennessee
County of Williamson

On this 4th day of January, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Bryan S. Barnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Heather M. Barnett, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. Book 5804 Page 319, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 4th Day of January, 2013.

Notary Public
My Commission Expires: May 16, 2015

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 4th day of January, 2013.

Notary Public
My Commission Expires: May 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

13001219
2 PGS : AL - DEED
JESSICA BATCH: 283028 01/08/2013 - 08:17 AM

BATCH	283028
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	1309.80
ARCHIVE FEE	10.00
DP FEE	0.00
REGISTER'S FEE	2.00
TOTAL AMOUNT	1.00
	1322.80

BK: 5804 PG: 321-322

File No.: 01288-12518
SMG TN Warranty Deed

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

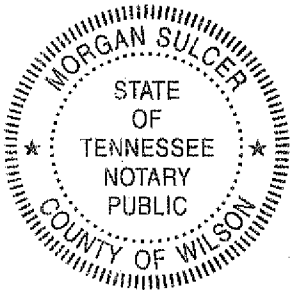
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013