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

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 13 day of August, 2013.

Notary Public
My commission expires: 4-23-14

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

06-1307-75243

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Townsend	F+M Bank	162-02-0-262.00
236 Coleridge Court	10 Cadillac Dr #100	
Antioch TN 37013	Brentwood TN 37027	

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, Steven Anweiler, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen Townsend, 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 Lot No. 22, on the Plan of Colemont Heights, Section 2, of record in Book 4300, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Anweiler by deed from Teresa Bamford and Robin Wheeler, dated June 30, 2009, recorded July 13, 2009, of record in Instrument No. 20090713-0065039, 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.

Shawn Anweiler, spouse of Grantor, hereby joins in the execution of this instrument for the purpose of conveying any marital interests she may have in subject property.

This property is improved property known as 236 Coleridge Court, Antioch, TN 37013

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 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. 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.

BILL GARRETT, Davidson County
Trans:T20130070067 DEEDWARR
Recvd: 08/14/13 14:10 2 pgs
Fees:13.00 Taxes:366.30
20130814-0085475

WITNESS my hand this ___ day of August, 2013.

Steven Anweiler

Shaun Anweiler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Anweiler and Shaun Anweiler, 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 this 13 day of August, 2013.

Notary Public

My Commission expires

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