BILL GARRETT, Davidson County
Trans:T20130071936 DEEDWARR
Recvd: 08/20/13 14:03 2 pgs
Fees:13.00 Taxes:719.65

20130820-0087781

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $194,500.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2013.

Notary Public
My commission expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

02-1307-48609

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew G. Ward 211 Glenstone Cir. Brentwood TN 37027	New Owner	171-02-0-A-101.00-CO

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, Christina M. Kerchief, unmarried and Debby Louise Booth, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew G. Ward and Ashley N. Ward, husband and wife, 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 Unit No. 101, on the Plan of Phase 3B, Brentwood Villa, of record in Book 6900, Page 4, as amended in Book 6900, Page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by the Master Deed and By-Laws of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18; Book 7266, Page 84; Book 7423, Pages 567 and 574; and Book 8074, Page 564, said Register's Office.

Being the same property conveyed to Christina M. Kerchief, unmarried and Debby Louise Booth, unmarried by deed from James B. Poole, unmarried, dated November 9, 2005, recorded November 14, 2005, of record in Instrument No. 20051114-0137379, 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.

This property is improved property known as 211 Glenstone Cir., Brentwood, TN 37027

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 seised 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.

WITNESS my hand this 15th day of August, 2013.

Christina M. Kerchief

Debby Louise Booth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christina M. Kerchief and Debby Louise Booth, 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 in Brentwood, TN, this 15th day of August, 2013.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14