WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$197,500.00**

Affiant

Subscribed and sworn to before me, this 21st day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith A. Saks		143-02-0B
(NAME)	(NAME)	(MAP)
742 Harpeth Trace Drive	NEW OWNER	022.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Anne Layman Wires and spouse Lew Wires, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Judith A. Saks, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revised Treetops at Harpeth Trace, of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne E. Layman by Warranty Deed from Christopher Rudzinski, unmarried, of record in Instrument Number 20080222-0017592, Register's Office for Davidson County, Tennessee, dated February 20, 2008 and recorded on February 22, 2008. The said Anne E. Layman having since married and now being known as Anne Layman Wires; and further

Being the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from Anne Layman Wires, married, of record in Instrument Number 20080807-0081626, Register's Office for Davidson County, Tennessee, dated August 7, 2008 and recorded on August 7, 2008, and within the same deed for the purpose of creating a tenancy by the entireties, the said Christy W. Ivey, Trustee, conveyed her interest in the subject property to Anne Layman Wires and spouse, Lew Wires.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 742 Harpeth Trace Drive, Nashville, Tennessee 37221

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 and assigns forever; and we do covenant with the said GRANTEES 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 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:T20130073061 DEEDWARR
Recvd: 08/23/13 11:22 2 pgs
Fees:13.00 Taxes:730.75
20130823-0089169

Witness my/our hand(s) this 21st day of August, 2013.

Anne Layman Wires

Lew Wires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anne Layman Wires; Lew Wires with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of August, 2013.

Notary Public

My Commission Expires: 6/21/16