WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077296 DEEDWARR
Recvd: 09/06/13 09:38 2 pgs
Fees:13.00 Taxes:425.50
20130906-0094185

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $115,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August 2013.

Notary Public
My Commission expires: 8/23/16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Geoffrey T. Wuth	NEW OWNER	053-09-0-090.00
808 Tamarack S		
Madison, Tn 37115	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John M. Williams, and Gail Hunter**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Geoffrey Thomas Wuth, single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 54-B on the plan of Zone Lot Division Lots 51, 54, 55 and 57, Phase II Kimbolton, of record in Book 6900, pages 792-794, as amended in Book 6900, page 891, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Williams by deed from Secretary of Veterans Affairs, on March 21, 2013, of record in Instrument Number 20130401-0031625, Register's Office for Davidson County, Tennessee. Further conveyed to John M. Williams and Gail Hunter by Quitclaim Deed from John M. Williams, of record in Instrument Number 20130401-0031626, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 891, amending Book 6900, pages 792-794, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7464, page 969; Book 7470, page 126; and Book 7799, page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as: **808 Tamarack S, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 30, 2013.

John M. Williams

Gail Hunter by John M. Williams as attorney in fact
Gail Hunter
by John M. Williams, as attorney-in-fact

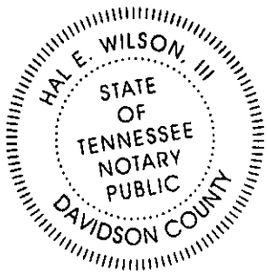
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013

My commission expires 7/6/15

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared John M. Williams, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Gail Hunter, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Gail Hunter, the bargainor(s), by the said John M. Willimas, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of August, 2013.

My Commission Expires: 7/6/15

NOTARY PUBLIC

