(3)

BILL GARRETT, Davidson County
Trans: T20130085138 DEEDWARR
Recvd: 10/02/13 12:11 2 pgs
Fees: 13.00 Taxes: 1165.50

20131002-0103443

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gre this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2013.

Notary Public
My commission expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16908

Address of New Owner:	Send Tax Bills to:	Tax Information
Diana Williard	New Owner	172140A01500
5961 Hitching Post Lane		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Chizor J. Iwuchukwu and wife Crystal I. Iwuchukwu fka Crystal I. Nkwodimmah hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Diana Williard and George Williard, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 110 on the Plan of Section One, Wexford Downs, of record in Book 9700, pages 308-309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chizor J. Iwuchukwu and wife, Crystal I. Nkwodimmah nka Crystal I. Iwuchukwu by deed from Vincent T. Taite and wife, Constance S. Taite, of record in Instrument No. 20090505-0041063, dated 05/01/09, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Section One, Wexford Downs of record in Book 9700 Page 308 - 309, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10292, page 51, and amended in Book 10792, page 822, and Instrument No. 20000810-0079498 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Wexford Downs Homeowners Association of record in Book 10500, Page 444

This property is improved property known as 5961 Hitching Post Lane, Nashville, Tennessee 37211

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do

further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27 day of September, 2013.

Chizor J. Iwuchukwu by Ashley Abraham
His attorney-in-fact

Chizor J. Iwuchukwu, by Ashley Abraham
His Attorney-in-fact

Crystal J. Iwuchukwu by Ashley Abraham
Her attorney-in-fact

Crystal I. Iwuchukwu, by Ashley Abraham
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of September, 2013 before me personally appeared Ashley Abraham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Chizor J. Iwuchukwu and Crystal I. Iwuchukwu acknowledged that such person executed the same as the free act and deed of Chizor J. Iwuchukwu and Crystal I. Iwuchukwu.

Notary Public

My Commission expires 2/28/15

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

FILE NO: 07859