BILL GARRETT, Davidson County
Trans:T20130092831 DEEDWARR
Recvd: 10/30/13 10:10 2 pgs
Fees:13.00 Taxes:288.60
20131030-0112599

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Robert E. Munn 701 Willow Trace Drive Whites Creek, TN 37189	Guaranty Trust Co. 316 Robert Rose Drive Murfreesboro, TN 37129	Map: 49-16-A Parcel No.: 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Residential Associates, LLC** (herein referred to as "Grantor"), a Tennessee limited liability company, has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Robert E. Munn** (herein referred to as "Grantee"), a married man, his heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Second Revision of Willow Trace Subdivision, Phase One, of record in Plat Book 7900, Page 14, and corrected by Surveyor's Certificate of Correction, of record in Book 8020, Page 967, and by Surveyor's Second Certificate of Correction, of record in Book 8046, Page 641, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

An easement runs across a portion of Lot No. 1 for an encroachment of the residence on Lot No. 2, which easement is .5' in width, running parallel to and along the northerly side line of Lot No. 1 a distance of approximately 65' from the northeasterly corner of Lot No. 1.

Being the same property conveyed to Residential Associates, LLC by deed dated 02/02/2012 from Charles R. Bullington Sr., Trustee of the Bullington Revocable Trust dated October 14, 2004, as recorded in Instrument No. 20120202-0009341, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Willow Trace Drive, Whites Creek, TN

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 28th day of October, 2013.

GRANTOR:

Residential Associates, LLC

By: _____ AUTHORIZED MEMBER OF RESIDENTIAL ASSOCIATES, LLC
William F. Snyder, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the Member of Residential Associates, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal, this the 28th day of October, 2013.

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $78,000.00.

_____
AFFIANT

Subscribed and sworn to before me, 28th day of October, 2013.

_____
NOTARY PUBLIC
My Commission Expires:

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017