BILL GARRETT, Davidson County
Trans:T20140012558 DEEDWARR
Recvd: 02/24/14 09:35 2 pgs
Fees:13.00 Taxes:860.25

20140224-0015363

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF MISSISSIPPI
COUNTY OF Lee
The actual consideration or value, whichever is greater, for this transfer is $232,500.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2014.

Notary Public
My commission expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 52864 JENNIFER SUMMERS Commission Expires June 22, 2014 LEE COUNTY

03-1401-38110

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Williams	Magna Bank	131-06-0-D-517.00-CO
517 Belair Way	6225 Quail Hollow Road Ste. 300	
Nashville TN 37215	Memphis, TN 38120	

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, **Steven R. Brown and wife, Deborah S. Brown**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James R. Williams and Frances J. Williams, 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. 517, on the Plan of Burton Hills Townhomes, Village of Belair, Phase 1, a Condominium, as established by the Master Deed & By-Laws of record in Book 6690, Page 70; as amended by the following instruments of record in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827; Book 6962, Page 325; Book 9398, Page 43; Instrument No. 20031016-0153582; Instrument No. 20010627-0068123; and Instrument No. 20050708-0079325, and as shown on the plan of record in Book 6250, Page 978, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Brown and wife, Deborah S. Brown by deed from Anne M. Blaufuss, unmarried, dated May 22, 2006, recorded June 12, 2006, of record in Instrument No. 20060612-0069870, 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 517 Belair Way, Nashville, TN 37215

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 20th day of February, 2014.

Steven R. Brown

Deborah S. Brown

STATE OF ILLINOIS
COUNTY OF MCHENRY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven R. Brown and Deborah S. Brown, 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 CRYSTAL LK, Illinois, this 20th day of February, 2014.

Notary Public

My Commission expires: 5/17/14.

OFFICIAL SEAL
NANCY S GOERLITZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/17/14