Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144277

BILL GARRETT, Davidson County
Trans: T20140035984 DEEDWARR
Recvd: 05/22/14 13:14 2 pgs
Fees: 13.00 Taxes: 2497.50
20140522-0044292

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2014.

NOTARY PUBLIC

My commission expires: _____

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth S. McWilliams 223 Kensington Park Nashville, TN, 37215	New Owner	117-13-0-B-103.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Seventy Five Thousand and 00/100 Dollars ($675,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EDD T. LANCASTER AND WIFE, NANCY D. LANCASTER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH S. MCWILLIAMS, MARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 223 on the plan of Abbottsford, as of record at Book 6250, Pages 419, 420, and 421, as amended at Book 6771, Page 683, and Book 6800, Page 164, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Edd T. Lancaster and wife, Nancy D. Lancaster, by Warranty Deed from Roy H. Price and wife, Patricia J. Price, dated 6/10/1994, recorded 6/10/1994, of record in Book 9375, page 384, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20 day of May, 2014.

EDD T. LANCASTER

NANCY D. LANCASTER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Edd T. Lancaster and wife, Nancy D. Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of May, 2014.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014