BILL GARRETT, Davidson County
Trans: T20140087915 DEEDWARR
Recvd: 11/21/14 14:09 2 pgs
Fees: 13.00 Taxes: 628.63
20141121-0107502

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2014.

Notary Public
My commission expires:

06-1410-75856

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne Thaler 518 Griffin Circle Hermitage TN 37076	New Owner	064-16-0-E-021.00-CO

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, Bonnie J. Williams, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Suzanne Thaler a single woman, 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. 21 in Building 6, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit "A-1" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20061025-0132473; Instrument No. 20061106-0137656; and Instrument No. 20071105-0130490, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie J. Williams by deed from Richard D. Treece, married, dated November 27, 2010, recorded December 2, 2010, of record in Instrument No. 20101202-0095982, Register's Office for Davidson County, Tennessee.

Lloyd E. Matson joins in the conveyance to transfer any marital rights to said property.

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: 518 Griffin Circle, Hermitage, TN 37076

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 17 day of November, 2014.

Bonnie J. Williams

Bonnie J. Williams

Lloyd E. Matson

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonnie J. Williams and Lloyd E. Matson, 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 ~~Hermitage~~ Clarksville, TN, this 17th day of November, 2014.

Lesa S. Goder

Notary Public

LESA S. GODER
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

My Commission expires
9-16-2015