THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 `Brentwood, Tennessee 37027	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2015. Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150053590 DEEDWARR
Recvd: 07/02/15 12:46 2 pgs
Fees:13.00 Taxes:714.10

20150702-0064305

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iain R. Millsap	Peoples Home Equity	MAP & PARCEL
5152 Village Trace	150 N. Seven Oaks	161-10-0A-172.00-CO
Nashville, TN 37211	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gary J. Lawson and Sarah P. Guilinger Lawson f/k/a Sarah P. Guilinger, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iain R. Millsap, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 171 on the Plan of Phase Two, Villages of Brentwood, of record in Plat Book 6250, Page 169 as amended in Book 8484, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary J. Lawson and Sarah P. Guilinger, now known as Sarah P. Guilinger Lawson, husband and wife by Warranty deed from Gina L. Butler, unmarried of record in Instrument No. 20091207-0111952 Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on December 07, 2009. Sarah P. Guilinger and Sarah P. Guilinger Lawson are one and the same person. Power of Attorney of record in Instrument 20150702-0064304, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5152 Village Trace, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 30th day of June, 2015.

Gary J. Lawson

Sarah P. Guilinger Lawson by
Attorney in fact

Sarah P. Guilinger Lawson
BY: Gary J. Lawson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary J. Lawson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2015.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary J. Lawson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Sarah P. Guilinger Lawson**, as her Attorney in Fact, as the free act and deed of the within named **Sarah P. Guilinger Lawson**.

Witness my hand and official seal this the 30th day of June, 2015.

My Commission expires 10/18/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY