WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,700.00

Heather Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/9/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Horner	Allied Mtg. Group, Inc.	176-05-0-B-026.00
(NAME)	(NAME)	
233 Wildgrove Court	1 Bala Ave. Ste. 108	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Bala Cynwyd, PA 19004	
(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, **Julius Dwayne Williamson and wife, Julie Kelly Williamson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO John J. Horner**, a married 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:

Being Lot No. 121 on the Plan of Hickory Woods Estate, Section C, as of record in Plat Book 6900, Page 885, 886, 887, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julius Dwayne Williamson and wife Julie Kelly Williamson by deed from Butler Construction, LLC as of record in Book 10552, Page 868, Register's Office for Davidson County, Tennessee, executed on 07/30/97, and filed on 08/01/97.

County Taxes for the year 2002 PAID in the amount of $1424.64. All prior years are paid. All subsequent years a lien, but not yet due and payable. Map 176-5-B Parcel 26

Subject to all matters as set forth per Plat Book 6900, Page 884-887, Register's Office of said County.

Quitclaim Deed to H.O.A. as of record in Book 9786, Page 923, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9678, Page 187, Book 9680, Page 139 (HOA), Book 7823, Page 857, Book 7857, Page 87 (HOA), Book 7876, Page 67 (HOA), Book 9764, Page 44, Instrument No. 200106140062709, Instrument No. 200110150111957, Register's Office of said County.

By-Laws as of record in Book 7932, Page 648, Book 9616, Page 470, Book 9616, Page 477, Book 9678, Page 213, Instrument No. 200012070120450, Register's Office of said County

Davidson County DEEDWARR
Recvd: 02/11/03 10:45 2pgs
Fees:13.00 Taxes:583.49
20030211-0018643

unimproved ☐

This is improved ☒ property, known as 233 Wildgrove Ct., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 28th day of January, 2003.

Julius Dwayne Williamson

Julie Kelly Williamson

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Julius Dwayne Williamson and wife, Julie Kelly Williamson, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/28/2003

My Commission Expires

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

Notary Public

File Number: 12212098

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027