Davidson County DEEDWARR
Recvd: 02/24/03 11:12 2pgs
Fees:13.00 Taxes:795.13

20030224-0024002

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

X Darlene P. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FEBRUARY 20, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/29/03

(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Sims	AmSouth Bank	Map 64 ,02-0Parcel 114
313 Willow Bough Lane	P.O Box 57046	
Old Hickory, Tennessee 37138	Irvine, California 92619-7046	
(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, RHEA B. WILLIAMS, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM SIMS AND WIFE, DARLENE P. SIMS , 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. 322 on the Plan of Brandywine Farms, Section 19, as of record in Plat Book 5050, Page 12, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Rhea B. Williams and wife, Alice B. Williams by deed of record dated April 8, 1977 and recorded April 11, 1977 of record in Book 5134, Page 588, Register's Office, Davidson, Tennessee. The said, Alice B. Williams now being deceased.
This conveyance is subject to restrictions of record in Book 5088, Page 362, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.
This conveyance is subject to Notes on the Plat of record in Plat Book 5050, Page 12, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

Unimproved ☐

This is improved ☒ property, known as 313 Willow Bough Lane, Old Hickory, TN 37138

(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 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 February 20, 2003.

Rhea B. Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Rhea B. Williams, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this February 20, 2003

Commission expires: 3.25.06

Notary Public