WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/03 08:59 2pgs
Fees:13.00 Taxes:1036.00

20030616-0082183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Rich	New Owner	117-2-202
(NAME)	(NAME)	
2810 22nd Ave. South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Bradley Williams, and wife Susan S. Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Rich, 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 the southerly 70 feet of Lot No. 26 of Block No. 2 on the Plan of W.V. Davidson's Hillsboro Highland, as of record in Book 843, Page 23, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bradley Williams, and wife Susan S. Williams, by deed from Barbara Quinn Sullivan of record in Book 10787, Page 925, and by quitclaim deed from Joe B. Sullivan Jr. in Book 10957, Page 952, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Bradley Williams and Susan S. Williams by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030616-0082182, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2810 22nd Avenue South, Nashville, TN 37215
(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 20th day of May, 2003.

Bradley Williams
By Terry DeSelms as Attorney-in-Fact

Susan S. Williams
By Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20 day of May 2003 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Bradley Williams and Susan S. Williams, and acknowledged that he executed the same as the free act and deed of the said Bradley Williams and Susan S. Williams, through Power of Attorney granted Terry DeSelms by the said Bradley Williams and Susan S. Williams.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2003.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public