# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/03 11:56 2pgs
Fees:13.00 Taxes:466.20

20030804-0110066

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$126,000.00**

X Marcus L Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2003.

Kandace N. Tomes
Notary Public

MY COMMISSION EXPIRES: 02/04/07
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Russell Mallory | Same as new owner ~~Wells Fargo Bank Home Equity~~ addressee | 150-09-0-B-023.00 |
| (NAME) | (NAME) | |
| 804 Forest Pointe Circle | ~~7600 Office Plaza Drive West~~ | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | ~~Des Moines, IA 50266~~ | |
| (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, **Marcus L. Williams, and wife Pat K. Williams**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Russell Mallory**, a single 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. 31 on the Plan of Forest Pointe Subdivision, 1st Revision, Phase 2, as of record in Plat Book 9700, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus L. Williams and wife, Pat K. Williams by deed from NVR Fox Ridge, Inc. dated February 26, 1998 and filed for record in Book 10898, page 671, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 9700, page 138, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 9889, page 599 and Book 10412, page 567, said Register's Office.

c) Forest Pointe Homeowners Association Charter as of record in Book 8069, page 162, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 804 Forest Pointe Circle, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of July, 2003.

X Marcus L. Williams
Marcus L. Williams

X Pat K. Williams
Pat K. Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Marcus L. Williams, and wife Pat K. Williams, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 31st day of July, 2003.

Commission expires: 03/04/07

Kandace N. Tomes Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.