WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/03 12:00 2pgs
Fees:13.00 Taxes:551.30
20030813-0116160

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel L. Wilson	Rachel L. Wilson	Map 172-12-O-B Parcel 117.00CO
(NAME) 2712 Call Hill Road	(NAME) 2804 Call Hill Rd.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, JOEL PATRICK LANIER, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RACHEL L. WILSON, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 500 on the Plan of Section Seven, Bradford Hills,** of record in Book 7900, page 6 and Book 7900, pages 337 and 338, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel Patrick Lanier by warranty deed of Claridge Builders, Inc. of record in Book 8608, page 751, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) 2003 Metropolitan Davidson County Taxes a lien against said property but are not yet due and payable. Said taxes have been prorated as date of this instrument with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable; (2) Subject to matters appearing on the plan of record in Book 7900, pages 337 & 338 and Boundary Plat of record in Book 7900, page 6, said Register's Office; (3) Quitclaim deed for open space to Bradford Hills Homeowners Association of record in Book 9779, page 672, said Register's Office; (4) Charter of Bradford Hills Homeowners Association of record in Book 8071, page 520, said Register's Office; (5) Deed of conveyance to Metro Government for water mains; (6) Deed of conveyance to Metro Government for sanitary sewers; (7) Declaraton of covenants, conditions and restrictions of Bradford Hills Section Seven of record in Book 8069, page 170 and annexed in Book 8522, page 853, Register's Office of Davidson County, Tennessee; (8) By-Laws of Bradford Hills Homeowners Association, Inc. of record in Book 8071, page 531, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2712 Call Hill Road, Nashville, TN 37211

(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 hand this 8th day of August, 2003.

Joel Patrick Lanier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Joel Patrick Lanier, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8th day of August, 2003.

Commission expires: 6-16-04

Notary Public

JUETTELYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.