WARRANTY DEED

13.50
303.40
316.90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.

(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Smith	Same as owner	49-16-A/24.00 CO
(NAME)	(NAME)	
727 Willow Trace Dr.		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **James R. Taylor, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Smith and wife, Lavon Smith**, 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 Lot No. 53 on the Plan of Willow Trace, Phase 2, of record in Plat Book 7900, Page 46, as amended in Book 8179, Page 461, Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James R. Taylor by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington D.C. dated May 23, 2000 and filed for record in Instrument No. 200006060056530, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/27/03 09:53 2pgs
Fees:13.00 Taxes:303.40
20030827-0124270

unimproved ☐

This is improved ☒ property, known as 727 Willow Trace Dr., Whites Creek, TN 37189

(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 18th day of August, 2003.

James R. Taylor

James R. Taylor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On August 18, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James R. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of August, 2003.

Commission expires: September 20, 2004

Judith C. Jacobs — Notary Public

