WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-9-07

(AFFIX SEAL)

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE WENDY L. LOCKE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew P. Williams	Synovus Mortgage Corporation	73-16-28
(NAME)	(NAME)	
2442 Vale Lane	401 Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37205	
(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, Vanessa Ann Richards, a/k/a Vanessa Ann Richards Wilson and husband, Bennie C. Wilson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew P. Williams, unmarried, 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. 144 on the Plan of Sunset View, Revision of Section One of record in Plat Book 2663, Page 27 and 28, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Vanessa Ann Richards by Quit Claim Deed from Joseph Dewayne Richards of record in Book 11145, Page 113; re-recorded in Book 11257, Page 482, and Quitclaim Deed recorded Book 11287, Page 890,said Register's Office. Also being the same property conveyed to Joseph D. Richards and wife, Vanessa A. Richards by Warranty Deed from Peggy J. Chapman, a married person, of record in Book 9743, Page 784, Register's Office for Davidson County, Tennessee.

Bennie C. Wilson joins in this conveyance to convey all of his interest, including marital interest, if any.

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

unimproved ☐

This is improved ☒ property, known as 2442 Vale Lane, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 12/18/03 15:41 2pgs
Fees:13.00 Taxes:455.10
20031218-0180861

Witness my/our hand(s) this 3rd day of December, 2003.

Vanessa Ann Richards, a/k/a Vanessa Ann Richards Wilson

Bennie C. Wilson

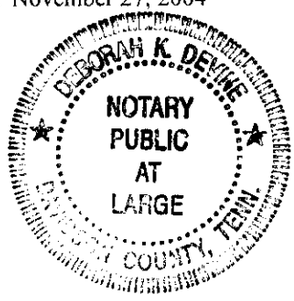
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vanessa Ann Richards, a/k/a Vanessa Ann Richards Wilson and husband, Bennie C. Wilson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of December, 2003.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public