Davidson County DEEDWARR
Recvd: 09/08/04 10:33 2pgs
Fees:13.00 Taxes:536.50

20040908-0108379

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000752

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by WENDY ELIZABETH WILLIAMS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CHRIS THOENY and JAMES MICHAEL MAITLAND, have bargained and sold, and by these presents do transfer and convey unto the said WENDY ELIZABETH WILLIAMS, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Southampton, Phase 2, of record in Book 5200, page 595, as amended in Book 6150, page 298, Register's Office for said County.
>
> Said Lot No. 93 fronts 97.0 feet on the easterly margin of Bay Cove Trail and extends back 145.0 feet on the northerly line and 160.8 feet on the southerly line to a dead line in the rear, measuring 81.38 feet thereon.
>
> Being the same property conveyed to Chris Thoeny and James Michael Maitland by deed from Jay R. McCurdy, Substitute Trustee, of record as Instrument No. 20040527-0062448, said Register's Office.

This is improved ☐ property known as 7121 Bay Cove Trail, Nashville, TN 37221

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WENDY ELIZABETH WILLIAMS, her heirs and assigns, forever. And it does covenant with the said WENDY ELIZABETH WILLIAMS, that she is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, their heirs and representatives, to warrant and forever defend the title to said land to the said WENDY ELIZABETH WILLIAMS, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 2nd day of September, 2004.

CHRIS THOENY

James Michael Maitland by and through his attorney in fact Chris Thoeny

JAMES MICHAEL MAITLAND

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **CHRIS THOENY and JAMES MICHAEL MAITLAND**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 2nd day of September, 2004.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: **MY COMMISSION EXPIRES: September 22, 2007**

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 2nd day of September, 2004.

NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

MAP 141-12-0
GROUP B
PARCEL 31.00

ADDRESS OF NEW OWNERS:
WENDY ELIZABETH WILLIAMS
7121 Pony Express Road
Nashville, TN 37221

SEND TAX BILLS TO:
SAME