WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Scott Williams	Bank of America, N.A.	146-04
(NAME)	(NAME)	
4786 Trousdale Drive	NC1-026-03-43 Charlotte Loan Center	170.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Charlotte, NC 28225-0001	
(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, **MATTHEW J. VERGNE AND WIFE, PAULA VERGNE (FORMERLY KNOWN AS PAULA WAGGONER)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID SCOTT WILLIAMS, A SINGLE PERSON,** 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. 4A on the Plan of Plan of Zone Lot Division Lots 1, 4, 6 and 7 Magnolia Hall, as of record in Book 5800, Page 197, and amended in Book 6250, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew J. Vergne and wife, Paula Vergne (formerly known as Paula Waggoner) by deed from Kimberly M. Smith and husband, James R. Smith, of record in Inst. No. 20010802-0081965, Register's Office for Davidson County, Tennessee. The said Paula Waggoner having since married and is now known as Paula Vergne.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5800, Page 197, and amended in Book 6250, Page 32, said Register's Office; and (c) restrictive covenants of record in Book 6213, Page 359 and Book 6250, Page32, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4786 Trousdale Drive, Nashville, TN 37220
(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 our hands this 30th day of September, 2004.

Davidson County DEEDWARR
Recvd: 10/04/04 09:42 2pgs
Fees:13.00 Taxes:425.50
20041004-0119010

Matthew J. Vergne by Pat Waggoner
Matthew J. Vergne

Paula Vergne by Pat Waggoner
Paula Vergne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **30th** day of **September, 2004**, before me personally appeared **Pat Waggoner**, to me known (or proved on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Matthew J. Vergne**, and who acknowledged that he executed the same as the free act and deed of **Matthew J. Vergne**.

Witness my hand, at office, this **30th** day of **September, 2004.**



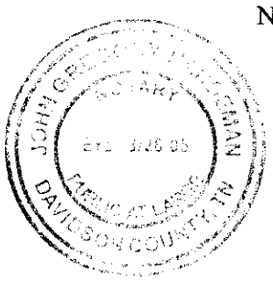
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **30th** day of **September, 2004**, before me personally appeared **Pat Waggoner**, to me known (or proved on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Paula Vergne (formally known as Paula Waggoner)**, and who acknowledged that he executed the same as the free act and deed of **Paula Vergne (formally known as Paula Waggoner)**.

Witness my hand, at office, this **30th** day of **September, 2004.**



Notary Public

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED