Box 64 Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 15:08 2pgs
Fees:13.00 Taxes:404.78

20041202-0143935

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$109,400.00.**

Affiant

Subscribed and sworn to before me this 30th day of November, 2004.

Notary Public

My Commission expires: 9-22-07

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Maria Spangenberg	SAME	75-11-99.00
641 Netherlands Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David Williams,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maria Spangenberg, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 220 on the plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Willie Jane Williams by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. on February 26, 2002 of record in Instrument Number 20020304-0026915, Register's Office for Davidson County, Tennessee. And further conveyed to Willie Jane Williams, a 99.5% interest, and David Williams, a 0.5% interest, by deed from Willie Jane Williams, on September 16, 2002, of record in Instrument Number 20021001-0119030, Register's Office for Davidson County, Tennessee. Said Willie Jane Williams having since died leaving property to David Williams by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 4675, page 140, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4793, page 157; and Book 4849, page 767; and Book 4880, page 375; and Book 5020, page 58; and Book 5089, page 592; and Book 5545, page 321; and Book 6017, page 179, Register's Office for Davidson County, Tennessee.

This is improved property known as: **641 Netherlands Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 30, 2004.

David Williams

David Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Williams** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2004

My commission expires 4-22-07

Notary Public

