WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/05 09:50 2 pgs
Fees:13.00 Taxes:303.40
20050224-0020292

ROBERT D. DUBOIS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF MAURY

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 FEBRUARY, 2005.

Robert D. DuBois
My Commission Expires
July 17, 2006

Notary Public

STATE OF TENNESSEE MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Williams	Same as new owner	MAP 159-02-0/ PARCEL 067
(NAME) 4444 Savage Pointe Drive	(NAME)	
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(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, **Erik Dale Davis and spouse, Wendy Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall E. Williams and wife, Alanna L. Williams**, 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. 76 on the plan of Hounds Run of record in Book 6900, pages 167, 168, 169, 170 and 171 (sic 67), Register's Office for said County.

Said Lot No. 76 fronts 149.29 feet on the southerly margin of Beddington Park and extends back 251.33 feet on the northeasterly line and 346.92 feet on the southwesterly line to a dead line in the rear, measuring 242.30 feet thereon.

Being the same property conveyed to Erik Dale Davis and spouse, Wendy Davis by warranty deed of Christopher Scott McQueen and spouse, Tammy McQueen of record in Book 10174, page 363, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2005 County Taxes constitute a lien against said property, but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with the Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable. (2) Subject to all matters of record in Plat Book 6900, pages 167, 168, 169, 170, and 171, said Register's Office. (3) Restrictions of record in Book 7079, page 995; Book 7826, page 995, and Book 11719, page 845, Register's Office of Davidson County, Tennessee. (4) Charter of record in Book 7253, page 992, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1317 Beddington Park, Nashville, TN 37215

(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 18th day of February, 2005.

Erik Dale Davis

Wendy Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Erik Dale Davis and spouse, Wendy Davis, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 18th day of February, 2008.

Commission expires: 1-25-08

Notary Public

