(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/05 11:03 2 pgs
Fees:13.00 Taxes:425.50

20050315-0028359

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina Anglin	ABN AMRO Mortgage Group, Inc.	
(NAME)	(NAME)	
2837 Twin Lawn Drive	777 E. Eisenhower Parkway	96-13-109
(ADDRESS)	(ADDRESS)	
Nahville, TN 37214	Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050645

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Donald Paul Williams and Sherry Lynn Smith, n/k/a Sherry Lynn Williams**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tina Anglin**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2837 Twin Lawn Dr, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 10th day of March, 2005.

Donald Paul Williams

Sherry Lynn Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Donald Paul Williams and Sherry Lynn Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Donald Paul Williams and Sherry Lynn Williams executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 10th day of March, 2005.

Commission expires: 11/26/05

Notary Public

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File No.: 1015120

EXHIBIT A

Land in Davidson County, Tennessee, BEING Lot No. 144 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for said County.

SAID Lot No. 144 fronts 80.0 feet on the southerly margin of Twin Lawn Drive and extends back between parallel lines 150.0 feet to a dead line in the rear.

Property commonly known as: 2837 Twin Lawn Drive, Nashville, Davidson Co., TN 37214

BEING all of the same property conveyed to Donald Paul Williams, unmarried and Sherry Lynn Smith, unmarried by Warranty Deed from Alma Jean Phillips, unmarried, dated March 15, 1985 and filed of record in Book 6512, Page 442, Register's Office for Davidson County, Tennessee.