WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/05 11:14 2 pgs
Fees:13.00 Taxes:747.40

20050321-0030390

BOX 10-A

RN TO:
IER ESC LLC
HILLSBORO STE 300
UL

DAVIDSON COUNTY, TENN. PUBLIC ATLARGE KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Timothy G McWilliams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(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
Timothy G. McWilliams	First Horizon Home Loan Corporation	Map 172-12-B
(NAME) 409 Cody Hill Cove	(NAME) 4000 Horizon Way	Parcel 336
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irving, TX 75063	
(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, **CHERYL L. DUKE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY G. MCWILLIAMS AND WIFE, CAROL MCWILLIAMS,** 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. 229 on the Plan of Bradford Hills, Section 14, of record in Plat Book 7900 page 6, as amended in Plat Book 7900, page 739, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cheryl L. Duke by deed dated January 22, 1999 from Herman Lonzell Holland, Jr. and wife, Mattie B. Holland, of record in Book 11311, page 893, said Register's Office.

This conveyance is subject to: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 6 and in Book 7900, page 739, said Register's Office (c) restrictive covenants of record in Book 8069, page 170, Book 9384, page 290, Book 8267, pages 616 and 618, Book 8372, page 901, Book 8374, page 591 and Book 8522, page 853, said Register's Office; (d) Bylaws of record in Book 8071, page 531, said Register's Office; and (e) easements of record in Book 8377, page 769 and in Book 8377, page 808, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 409 Cody Hill Cove, Nashville, TN 37211
(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 my hand this 18th day of March, 2005.

Cheryl L. Duke

Cheryl L. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl L. Duke, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of March, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

