File No. 250301178

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/05 12:37 2 pgs
Fees:13.00 Taxes:1472.60
20050328-0032725

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN C. CHASE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent Williams	SunTrust Mortgage, Inc.	160-16-B-122.00
(NAME)	(NAME)	
305 Avery Court	201 Fourth Avenue N, 7th Floor	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rodney M. Settles ,unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent Williams, and Jannie C. Williams, HEREINAFTER CALLED THE GRANTEE(S), 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. 46 on the Plan of Brentwood Chase, Section Two, Revision One, as of record in Book 9700, Pages 945, 946, 947, and 948, 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 Rodney M. Settles, unmarried, by Special Warranty Deed from Sirva Relocation LLC, executed 12/10/02 and filed for record on 01/28/03 in Instrument No. 20030128-0011310 , Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 305 Avery Court, Brentwood, TN 37027
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 23rd day of March, 2005.

Rodney M. Settles

Lisa Settles

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rodney M. Settles and Lisa Settles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of March, 2005.

Commission expires:

Notary Public

File Number: 250301178

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

My Commission Expires Jan. 25. 20

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE