(2)

File No. 250401335

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/05 16:30 2 pgs
Fees:13.00 Taxes:455.10
20050504-0050226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,000.00**.

Gayle Squires
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 07/21/07
(AFFIX SEAL)

WILLIAM D. CASTLEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gayle J. Squires	**New Owner**	**Map 064**
(NAME)	(NAME)	
318 Thunder Place		**Group 12-0-A**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		**Parcel 318**
(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, I, **Bessie J. Williams, Unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gayle J. Squires, Unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 318 of Fox Run Condominiums, Section Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Bessie J. Williams, by deed from Fox Run Company, Inc., a Tennessee corporation, of record in Book 7398, Page 563, Register's Office for Davidson County, Tennessee. The said Bessie J. Williams having since conveyed said property to Wiley Thomas Williams, Jr., and wife, Marilyn Swain Williams, Beverly Wylene Rohtert, Beverly Melissa Rohtert, Becky Ann Rohtert, Harvell Lee Williams, and wife, Pauline H. Williams, reserving to herself a life estate in said property, by Gift Deed of record in Instrument No. 20010130-0008871, Register's Office for Davidson County, Tennessee.

Wiley Thomas Williams, Jr., and wife, Marilyn Swain Williams, Beverly Wylene Rohtert, Beverly Melissa Rohtert, Becky Ann Rohtert, Harvell Lee Williams, and wife, Pauline H. Williams having since conveyed their interest to Bessie J. Williams, by Quitclaim Deed of record in Instrument No. 20050504-0050225 **, 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 **318 Thunder Place, Hermitage, TN 37076**
(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), her 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), her 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 29th day of April, 2005.

Bessie J. Williams

Bessie J. Williams

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **BESSIE J. WILLIAMS, UNMARRIED,** 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 at office this 29th day of April, 2005.

Commission expires: 1-23-06

Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

File Number: 250401335

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072