(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/20/05 10:25 2 pgs
Fees:13.00 Taxes:525.40
20050620-0070125

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S. Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Williams	Flick Mortgage Investors	47-00-0/27.00
(NAME)	(NAME)	
5486 Old Hickory Blvd	9155 South Dedeland Blvd	
(ADDRESS)	(ADDRESS)	
Ashland City, Tennessee 37015	Miami, FL 33156	
(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, **Thomas S. Williams, Harold E. Williams, Roger D. Williams, Jeffrey L. Williams, Bruce L. Williams and Brett A. Williams**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger D. Williams and wife, Patricia E. 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:

Lying in the 13 formerly 25 civil district of said county on theheadwaters of sulphur and bull run creeks an original plan being of record in Book 161, page 177 Register's Office of Davidson County, Tennessee and being known as part of tract no. 24 of the Dr. E. E. Brown farm formerly the Governor Roberts property andshown on a copy of a survey made May 16th, and 24th, 1949 by John D. Kerr county surveyor for Rutherford County, Tennessee and being described as follows:

Beginning at a stake in the easterly margin of Old Hickory Blvd the same being the common corner oftracts No. 23 and 24; thence with the east margin of Old Hickory blvd south 16 degrees west 420.75 feet to a point; thence south70 degrees 34' east approximately 825 feet to a point; thence north 2 degrees east 495 feet to a stake at the common corner oftracts 23 and 24; thence with the line between said tracts north 74-3/4 degrees west 693 feet to the point of beginning containing 8.2 acres more or less.

Being the same property conveyed to J. B. Williams and wife Agnes Williams from S. A. Watson and wife Gertie Watson by Deed dated September 8th, 1950 and filed for record in Book 1971, page 547 Register's Office of Davidson County, Tennessee. The said J. B. Williams and wife Agnes Williams have since died and the property is vest to Thomas S. Williams, Harold E. Williams, Roger D. Williams, Jeffrey L. Williams, Bruce L. Williams and Brett A. Williams, all of the heirs at law of J.B. Williams and Agnes Williams as evidenced in an Affidavit of Heirship of record as Instrument No. 20050620-0070124 in the Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of record in Plat Book 161, page 177, Register's Office for Davidson County, Tennessee.

The 2005 County Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 5486 Old Hickory Blvd., Ashland City, TN 37015
(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 17th day of June, 2005.

Brett A. Williams

Bruce L. Williams by Jeffrey L. Williams, his attorney infact

Roger D. Williams

Thomas S. Williams

Jeffrey L. Williams

Harold E. 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 named Thomas S. Williams, Harold E. Williams, Roger D. Williams, Jeffrey L. Williams, Bruce L. Williams and Brett A. Williams the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that * executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2005.

Commission expires: March 15, 2008

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17 day of June, 2005, before me personally appeared Jeffrey L. Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bruce L. Williams, and who acknowledged that he executed the same as the free act and deed of the said Bruce L. Williams by virtue of that Power of Attorney, duly executed by the said Bruce L. Williams and appearing of record as Instrument No. * of the Register's Office of Davidson County, Tennessee.

*20050620-0070123

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public