1913

Book 186

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. My Commission

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Sarah Deuske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2005.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Jennings	Owner	161-7-126
(NAME) 5169 Hilson Road	(NAME) 2203 Chadwick Ct	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Mt Juliet, TN 37122	
(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, Mrs. Louis C. Williams A/K/A Ethel L. Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Jennings and wife, Sandra Jennings, 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. 48 on the Plan of McMurray Woods Addition, Section 1, of record in Book 4675, Pages 6 and 7, Register's Office for said County.

Said Lot Fronts 75 feet on the southwesterly side of Hilson Drive and runs back 150.3 feet on its northwesterly line and 150.2 feet on the southeasterly line to a rear line measuring 75.0 feet thereon.

Being the same property conveyed to Mrs. Louis C. Williams, by deed of record in Book 5316, Page 921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Mrs. Louis C. Williams a/k/a Ethel L. Williams by Shandry Cartwright as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no. 20050418-0042979 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5169 Hilson Road, 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.

Davidson County DEEDWARR
Recvd: 08/17/05 15:59 2 pgs
Fees:13.00 Taxes:518.00

20050817-0097914

Witness my hand this 10th day of August, 2005.

Mrs. Louis C. Williams by
Shandry Cartwright, Attorney in Fact
attorney in fact. Shandy Cartwright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of August 2005 before me personally appeared Shandry Cartwright, the person who executed the foregoing instrument on behalf of Mrs. Louis C. Williams, and acknowledged that she executed the same as the free act and deed of the said Mrs. Louis C. Williams, through Power of Attorney granted her by the said Shandry Cartwright.

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

Commission expires: May 28, 2006

Beth Triplett
Beth Triplett Notary Public

