Davidson County DEEDWARR
Recvd: 02/02/06 13:16 2 pg
Fees:13.00 Taxes:304.51

20060202-0013086

WARRANTY DEED

ET-06-0119

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,300.00

John Creek

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2006.

Beverly J. Heathly
Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Creek Jr.	Century 21 Mortgage	
507 Hidden Hills Drive (ADDRESS)	3910 Kirby Dr. Ste 300 (NAME) (ADDRESS)	076-01-0-104.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Houston TX 77098 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CASSIE D. LEDFORD WILLIAMS, A MARRIED PERSON, F/K/A CASSIE D. LEDFORD, AN UNMARRIED PERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN CREEK JR. AND KRISTEN WILLIAMS, hereinafter called the Grantees, their heirs and assigns, that 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. 99A, Zone Lot Division - Tulip Grove Woods, Phase I, Lots No. 92, 98, 106, and 107, as of record in Plat Book 6250, page 324; Amending Plat Book 6200, page 69, both in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Cassie D. Ledford, an unmarried person, by Warranty Deed from Heidi R. Aldridge n/k/a Heidi R. Jackson, executed on December 14, 2000, of record at Instrument No. 20001218-0123762, Register's Office of Davidson County, Tennessee.

Cassie D. Ledford is now known as Cassie D. Ledford Williams, by virtue of marriage.

Shane Williams joins in this conveyance to convey any and all rights he may have in this property.
Subject to Restrictive Convenants of record in Deed Book 6369, Page 879, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 507 Hidden Hills Drive, Hermitage, Tennessee 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 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/our hand(s) this 31st day of January, 2006.

Cassie D. Ledford Williams

Shane Williams

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cassie D. Ledford Williams* the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of January, 2006. * and Shane Williams

My Commission Expires: 09-16-07

Beverly J. Heathely
Notary Public

BEVERLY J. HEATHELY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of January, 2006.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122