File No. 260301117

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/06 12:59 2 pgs
Fees:13.00 Taxes:482.85

20060406-0039739

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2006.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Williams	Robert Williams	
(NAME) 1244 North Graycroft	(NAME) 1244 NORTH GRAYCROFT	MAP/PARCEL 033-16-0-067.00
(ADDRESS) Madison, TN 37115	(ADDRESS) MADISON, TN 37115	
(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, **Charles Appleton and Wife, Pamela Appleton**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Williams and Wife, Donna Williams**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 48 on the Plan of PRIMROSE MEADOWS, Section 1, as of record in Plat Book 4675, Page 18, 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 Charles Appleton, and Wife, Pamela Appleton by Substitute Trustee's Deed from JP Morgan Chase Bank as Trustee of record in Instrument No. 20050804-0091667, recorded August 4, 2005 Register's Office for said County.

Restrictive Covenants of record in Deed Book 4737, Page 801 and Deed Book 5039, Page 484, Register's Office of said County.

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

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 1244 North Graycroft, Madison, TN 37115
(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), his/her/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), his/her/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 28th day of March, 2006.

Charles Appleton

Pamela Appleton by Charles Appleton atty in fact

Attn-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charles Appleton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book _____, Page X, Registers Office for Davidson, the **Attorney-in-Fact** of Pamela Appleton (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 3/28/2006.

My Commission Expires:.

Jessica Talbott, Notary Public.

X20060406-0039738

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

File Number: 260301117
~~RETURN TO~~:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

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 CHARLES APPLETON, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGE THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

Witness my hand this 28th day of March, 2006.

Jessica Talbott
Notary Public

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008