Box 14A
File 19700-2

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 05/18/06 11:30 2 pgs
Fees:13.00 Taxes:684.13
20060518-0058468

File No.: **2244**

WARRANTY DEED

THIS INDENTURE, made and entered into this **May 15, 2006** ,by and between **John Michael Van Sicklen, Jr., an unmarried man**, parties of the first part, and **Curtis A. Williams and Emily J. Williams, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:
Lot 255, ROLLING RIVER ESTATES, PHASE IV, as shown on plat of record in Plat Book 5200, Page 184 thru 185, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Patricia Kane Van Sicklen to John Michael Van Sicklen, Jr. as recorded on the 28th day of November, 2005 in Instrument No. 20051128-0142863 and Warranty Deed from Allen Earps Builders, Inc. to John Michael Van Sicklen, Jr. and wife, Patricia K. Van Sicklen as recorded on the 19th day of December, 1983 in Book 6196, Page 780, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **141-11A 50.00 CO**
☒ Improved OR
☐ Unimproved property located at: **7520 Rolling River Parkway, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John Michael Van Sicklen, Jr.

STATE OF **Tennessee**
COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John Michael Van Sicklen, Jr., an unmarried man,** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of May, 2006.

Notary Public

My Commission Expires: 3/10/07

****

Owner's Name: **Curtis A. Williams and Emily J. Williams**

and Address: **7520 Rolling River Parkway, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

REGIONS BANK D/B/A REGIONS MORTGAGE
DEPARTMENT 2520, P.O. BOX 2153
BIRMINGHAM, AL 35287-2520

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$184,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **5/15/2006.**

KATHY HAND NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 11-19-08