WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/06 11:40 2 pgs
Fees:13.00 Taxes:525.40
20060804-0095686

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 2ND DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Williams	**Mark Williams**	**MAP 42-16**
(NAME)	(NAME)	
330 South Gallatin Road	**135 Red Oak Lane**	**PARCEL 198**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Scottsville, KY 42164**	
(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, **John P. DeFevers and wife, Lotus DeFevers** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Douglass Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 6 fronts 50 feet on the westerly side of Gallatin Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John P. DeFevers and wife, Lotus DeFevers by Warranty Deed from Charles E. Evans and wife, Jo H. Evans of record in Book 7094, page 661, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 44, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 330 South Gallatin Road, 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 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 2nd day of August, 2006.

John P. DeFevers

Lotus DeFevers
By: Mark Williams, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, John P. DeFevers the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2006.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Robert L. Scruggs Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Mark 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 Lotus DeFevers and acknowledged that he executed the same as the free act and deed on behalf of Lotus DeFevers.

Witness my hand and seal at Nashville, Tennessee this 3rd day of August, 2006.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Robert L. Scruggs Notary Public

Power of Attorney of record in Instrument No. 20060727-0091120, Register's Office for Davidson County, Tennessee.