# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 08:46 2 pgs
Fees:13.00 Taxes:266.40
**20060831-0107419**

NATALIE MARSH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$72,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 29th day of August, 2006

Natalie Marsh
Notary Public
My Commission expires: 01-05-2010
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Philip Williams | Homecomings | 059-12-0-055.00 |
| 1060 Mallow Drive | 2101 Rexford, Ste. 250W | |
| Madison, TN 37115 | Charlotte, NC 28211 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John A. Smith**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Philip Williams and Janisca Rodriguez, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 82 on the plan of Section 2, Highland Trace Subdivision, of record in Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to John A. Smith, unmarried, and Johnnie Bond, et ux Bettye M. Bond, by deed from Betty Jo Wall and Johnnie Bond & Associates, Inc., on September 10, 1986, of record in Book 6996, page 691, Register's Office for Davidson County, Tennessee. And further conveyed to John A. Smith by Quitclaim Deed from Johnnie Bond and wife, Bettye M. Bond on May 25, 1988, of record in Book 7553,page 904, said Register's Office.**

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 059-12-0-055.00.
- Subject to all matters as shown on the Plan of record in Book 5200, page 616, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6119, page 29; and Book 6143, page 781; and Book 6202, page 486, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2545 Highland Trace Drive, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 29, 2006.

John A. Smith
**John A. Smith**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John A. Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 29, 2006

My commission expires 01-05-2010

Natalie Marsh
Notary Public

