WARRANTY DEED



Davidson County DEEDWARR
Recvd: 09/07/06 15:13 2 pgs
Fees:13.00 Taxes:1665.00

20060907-0111016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Elaine McWilliams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott McWilliams	SAME	Map ;116-16
(NAME) P. O. Box 158187	(NAME)	Parcel 42
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, I, **MICHAEL H. READ, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELAINE MCWILLIAMS,** 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the Division of Henry W. Compton Estate of record in Plat Book 2, page 58, Chancery Court at Nashville, described partly according to a survey made by T. R. Sanford, Surveyor, dated May 6, 1949, as follows:

Beginning at a point on the easterly margin of Dorcas Drive, formerly Webber Street, at the northwest corner of part of said Lot No. 1 conveyed to William W. Davenport and wife, Margaret Murphy Davenport by S. C. Boyer and wife, by deed of record in Book 2641, page 81, Register's Office for said County; thence with the easterly margin of said Drive, north 2 deg. 15' east 145.4 feet to the southwest corner of a part of said Lot No. 1 conveyed to Frances S. Lawrence by Sillman Evans, Jr. and wife by deed of record in Book 1944, page 95, said Register's Office; thence with the southern boundary line of said Lawrence property, south 87 deg. 46' east 126 feet to Lawrence's southeast corner, said point being the southwest corner of a part of said Lot No. 1 conveyed to S. C. Boyer and wife, by Mary E. Cayce, by deed of record in Book 1643, page 545, said Register's Office; thence south 2 deg. 15' west 45.4 feet; thence south 87 deg. 46' east 243 feet, more or less, to the center of a branch; thence with said branch south 2 deg. 28' east 85.3 feet, more or less, to an iron pin and south 7 deg. 09' west 14.7 feet to the northeast corner of said Davenport property; thence with the northern boundary line of said Davenport property north 87 deg. 35' west 374.2 feet to the beginning, more or less.

Being the same property conveyed to Michael H. Read by deed from Benjamin Robison Mabry, Jr., Heir at Law of Benjamin R. Mabry, Sr. and wife, Mary Meigie Mabry, of record in Instrument #20030723-0103087, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2, page 58, Chancery Court for Davidson County, Tennessee; and (c) easement of record in Book 3879, page 587, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3918 Dorcas Drive, Nashville, TN 37215

(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 hand this 5th day of September, 2006.

Michael H. Read

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael H. Read, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2006.

Commission expires:

Exp. 11/24/07

Notary Public