File No. 261000219

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/06 09:11 2 pgs
Fees:13.00 Taxes:593.85
20061106-0137497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryel S. Williams	GMAC Mortgage	Map 58-14, Parcel 71
(NAME)	(NAME)	
128 Queens Lane	le Cadillac Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Brentwood, TN. 37027	
(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, I, **Edith E. Moss, as surviving tenant**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darryel S. Williams**, A Single man HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 228 on the Plat of Enchanted Hills Subdivision, Section 10, of record in Book 4460, page 39, Register's Office for said County. Said Lot No. 228 fronts 12.15 feet on the easterly margin of Queens Lane and back 327.0 feet on the northerly line and 374.2 feet on the southerly line, to a line on the rear on which it measures 145.50 feet.

Being the same property conveyed to Edith E. Moss by deed from Charles L. Sampson and wife, Joylean P. Sampson of record in Deed Book 5645, page 924, filed for record on 9/3/1980 in the Register's Office for said County.

The following legal description is an additional tract of land at the rear of Lot No. 228 now part of the property owned by Edith E. Moss:

A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

BEGINNING at an iron pin at the common rear corner of Lots 228 and 229, Enchanted Hills, Section 10, recorded in Book 4460, page 39, R.O.D.C., Tennessee; thence,

With the common line between Lots 228 and 229 Extended, S 71 degrees, 48'40"E, 62.38 feet to an iron pin set in the center of Parcel 71; thence,
With the center of Parcel 71, S2 degrees, 18'W, 148.71 feet to an iron pin set; thence;
N 69 degrees, 00'58" W, 63.34 feet to an existing iron pin, common rear corner of Lots 227 and 228; thence,
With the easterly line of Lot 228, N2 degrees, 18'E, 145.50 feet to the point of beginning and containing 8,826 square feet.

Being the same property conveyed to Edith E. Moss or Ernest L. Moss, as tenants in common with the right of survivorship in the surviving tenant, by Quitclaim Deed from Edith E. Moss of record in Instrument No. 20050601-0061544, filed for record on 6/1/2005, with previous conveyance to Edith E.

Moss by deed from Enchanged Hills, Inc., filed for record in Book 10107, page 863, filed for record on 7/2/1996 in the Register's Office for said County.

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 128 Queens Lane, Nashville, TN 37218

(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 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 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 hands this 27th day of October, 2006.

Edith E. Moss

Edith E. Moss

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 Edith E. Moss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of October, 2006.

Commission expires:

Notary Public

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

File Number: 261000219

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167