Davidson County DEEDWARR
Recvd: 01/08/07 15:32 2 pgs
Fees:13.00 Taxes:736.30
20070108-0003432

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Susan E. Williamson	New Owner	143-02-0 C
771 Harpeth Trace Drive		GROUP
Nashville, Tennessee 37221		PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Ninety Nine Thousand Dollars and Zero Cents ($199,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James R. McFerrin, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Susan E. Williamson and husband, Gail Williamson, 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.

BEING Unit No. 3 on the Plan of Harpeth Knoll Planned Unit Development of record in Book 5200, page 764, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description thereof.

BEING the same property conveyed to James R. McFerrin, unmarried, by deed dated January 30, 1996, from Amy M. Williams, unmarried, of record in Book 9933, page 269, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 771 Harpeth Trace Drive, Nashville, Tennessee 37221

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 29th day of December 2006.

James R. McFerrin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James R. McFerrin, 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 29th day of December 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

