WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,171.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: JAN 12, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gipsy M Williams	America's Wholesale Lender	151-09-0-A/155.00CO
(NAME)	(NAME)	
4345 Cambridge Dr	750 Old Hickory Blvd., Ste 180	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, **Brian K. Abston, Jr. and wife, Gigi Abston**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gipsy M. Williams and husband James A. 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. 155, on the Plan of Long Hunter Chase, Phase 2, Section 1, of record in Plat Book 7900, Page 763 and 764, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian K. Abston, Jr. unmarried man by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership dated August 18th, 1998 and filed for record in Book 11085, page 935, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 7900, Pages 763 and 764, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9430, Page 251, and amended in Book 9534, Page 938, in the Register's Office for Davidson County, Tennessee.

Subject to Grant of Transmission Line Easement in Book 2336, Page 532 and Book 4428, Page 568, in the Register's Office for Davidson County, Tennessee.

Subject to Easement for Drainage Ditch in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.

Subject to Easement for Water Mains in Book 8197, Page 288, in the Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas to Long Hunters Chase Homeowner's Association in Book 9432, Page 792, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Long Hunter Chase Homeowner's Association in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

Davidson County DEEDWARR
Recvd: 02/02/07 11:05 2 pgs
Fees:13.00 Taxes:681.43

20070202-0013938

The 2007 taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 4345 Cambridge Drive, Antioch, Tn 37013

(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 31st day of January, 2007.

Brian K. Abston Jr.

Gigi Abston

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 Brian K. Abston, Jr and Gigi Abston the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2007.

Commission expires:

3/15/08

Notary Public

SMITH C. JACOBS
RUTHERFORD CO., TN

SMITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville TN 37214
(615) 883-7543