# WARRANTY DEED

2730
book 186

Davidson County DEEDWARR
Recvd: 02/20/07 12:13 1 pgs
Fees:13.00 Taxes:846.93

20070220-0020645

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 7/14/2008
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,900.00

Kenneth Sam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY 2007.

Sarah Drenske
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cheryl Elliott | Cheryl Elliott | 070-03-0-A-57.00 |
| (NAME) | (NAME) | |
| 112 Nocturne Forest Court | 112 Nocturne Forest Court | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Nashville, TN 37218 | |
| (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, Kevin G. Williams, and wife, Samantha L. Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl Elliott and Daryl Elliott, wife and husband, 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:

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. 57 on the Plan of Nocturne Forest, Phase One, of record in Book 7900, pages 21-23, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin G. Williams and wife, Samantha L. Williams, married by Warranty Deed from Cumberland Builder, Inc., dated September 19, 1997, and recorded September 23, 1997, of record in Book 10618, page, 874, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 112 Nocturne Forest Court, 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 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 our hands this 9th day of February 2007.

Kevin G. Williams

Samantha L. Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kevin G. Williams and Samantha L. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February 2007.

Tiffany R. Addison
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Commission expires:

Tiffany R Addison
Notary Public